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BILL BANNISTER

Sales & Lettings



21 West Trevingey

Redruth, TR15 3DJ

£199,950



Ideal as a first home or perhaps investment purposes, this end terraced house benefits from lovely views up to Carn Brea from the front. Offered with no onward chain, the accommodation comprises two bedrooms with a first floor bathroom, an entrance porch/sun room, a lounge, a kitchen/diner and a rear conservatory. The property is double glazed and this is complemented by electric heating. Externally there are enclosed gardens to both front and rear with the bonus of a timber outbuilding having power and lighting.



Offered for sale with no onward chain, we are delighted to bring to market this two bedroomed home which on first appearance gives a powerful and stand out impression with its exterior cladding finish and it would certainly make an ideal first property purchase. On entry, there is a very bright double aspect porch come sun room which is south facing and offers outstanding views from the front of the property up towards the Carn Brea monument. An internal front door opens into the remainder of the property and gives access to the first floor. There is a lounge/living room that offers open archway access to the kitchen/diner. The kitchen is in a u-shaped format and features a range of eye level storage cupboards as well as base level storage cupboards and drawers. From the dining area, access is given to the rear triple aspect conservatory which in turn leads out to the garden. To the first floor, the front bedroom shares the fabulous views towards Carn Brea and has the added benefit of a large amount of storage due to fitted wardrobes on each side of the room and these are complemented by a base level vanity unit. The second bedroom is to the rear. Both bedrooms are complemented by a family bathroom which includes a walk-in bath with an electric shower over. Externally, to the front, there is a fully enclosed low maintenance garden with raised planting features. There is a shared access gravelled pathway that can access the low maintenance rear garden. The garden features a striking timber built outbuilding which was added in 2017. There is heating, lighting and power so this would be ideal as a home office, a children's play room or as a hobby room as previously used by the current vendor. Location wise, there is access to a number of countryside walks and the Carn Brea hilltop site is within walking distance. Furthermore, Redruth town centre is within walking distance or a short drive and which has shops, cafes, a cinema and public houses. A main line railway station gives links to London and bus services to Truro and Falmouth are within a twenty minute walk. Further afield, Portreath Beach on the north coast is within fifteen minutes drive as is Tehidy Country Park, the largest area of woodland in West Cornwall and many other local beaches and attractions are also accessible.

Upvc front door with an obscure double glazed panel opens to:

ENTRANCE PORCH/SUN ROOM

15'2" x 4'11" (4.64m x 1.52m)

A dual aspect with stunning views up towards Carn Brea. Upvc double glazed windows and an internal upvc double glazed door with a clear glazed panel leads to:

HALLWAY

Stairs to the first floor.

LOUNGE

11'4" x 12'7" (3.46m x 3.84m)

With an open archway to the kitchen/diner. Upvc double glazed window overlooks the entrance porch. Dimplex Quantum night storage heater. Door to an understairs storage cupboard.

KITCHEN/DINER

14'9" x 8'10" (4.51m x 2.70m)

Fitted with a range of eye level and base level storage cupboards and drawers. Space and plumbing for a washing machine. Single composite sink and drainer with a tiled splash back below a upvc double glazed window looking into the conservatory. Roll edge work surfaces with tiled splash backs and space for an electric cooker with a built-in extractor hood over. Space for a tall fridge/freezer. Upvc double glazed patio door opens to:

CONSERVATORY

13'6" x 7'11" (4.14m x 2.42m)

Triple aspect room with upvc double glazed windows. Unidair night storage heater. Space and vent for a tumble dryer. A patio door gives access to the rear garden.

FIRST FLOOR

LANDING

6'4" x 5'6" (1.94m x 1.70m)

Loft access hatch.

BEDROOM 1

13'1" x 10'6" (4.01m x 3.21m)

Upvc double glazed window overlooking the front aspect and garden with far reaching views over open countryside and Carn Brea. Large set of built-in wardrobes on each side wall with a built-in vanity unit. Creda night storage heater.

BEDROOM 2

7'11" x 11'6" (2.42m x 3.53m)

Upvc double glazed window overlooking the rear garden and aspect with far reaching views towards the north. Creda night storage heater.

FAMILY BATHROOM

5'7" x 5'7" (1.71m x 1.71m)

Fully tiled with a low level wc, a wash hand basin and a walk-in bath with a Mira Sport electric shower over. Dimplex extractor fan, mirrored medicine cabinet and an obscure double glazed window to the rear aspect. Door opens to a storage cupboard housing a hot water cylinder with shelved storage.

OUTSIDE

To the front there is a gated entrance and a pedestrian pathway to the front door. The garden is fully enclosed and low maintenance with raised planting features split by a pathway. A gravelled pathway to the side gives access to the rear garden and two neighbouring properties. The rear garden can be accessed from this pathway or the conservatory. There is a large TIMBER OUTBUILDING 4.04m x 2.72m (13'3" x 8'11") built in 2017 with power, lighting and a Sunhouse wall mounted panel heater. The rear garden is fully enclosed and low maintenance with a slabbed patio area.

DIRECTIONS

From our office in Redruth proceed up West End and take the first turning left into Coach Lane. At the top of Coach Lane bear right into Trevingey Road and follow this road down passing Trevingey Close on the right and take the next right into West Trevingey. Continue up the hill taking the first left turning and the property will be found at the top facing you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and electric heating. NB. There is also a capped gas supply from the road to the property if required.

Broadband highest available download speeds - Standard 16 Mbps, Superfast 55 Mbps (sourced from Ofcom).

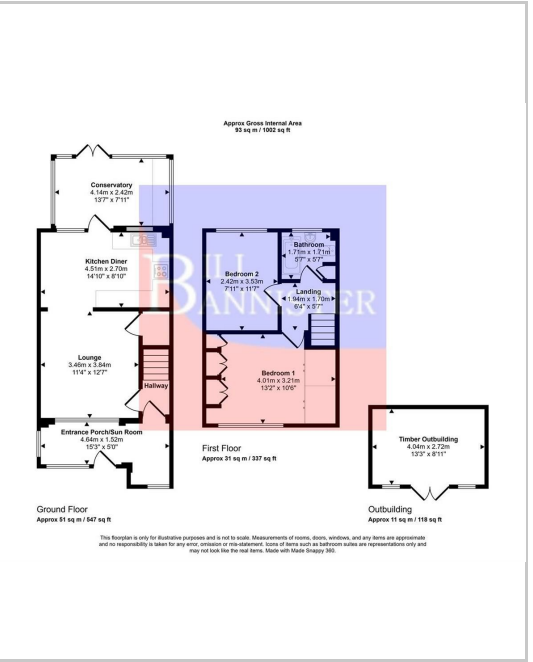
Mobile signal -

EE - Good outdoor, Three - Good outdoor & variable indoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

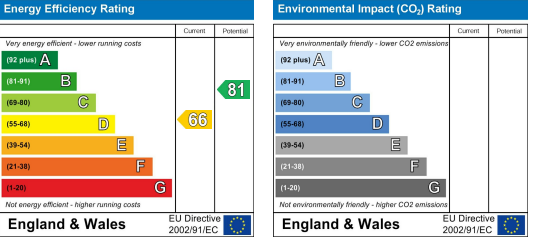
Area Map



Floor Plans



Energy Efficiency Graph



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