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# BILL BANNISTER

Sales & Lettings



## 142 Falmouth Road

Redruth, TR15 2RA

**£189,950**



Situated in a convenient location close to the town centre yet being tucked away, this lovely terraced house would be ideal for first time buyers or investment purposes. The property benefits from two first floor bedrooms, a lounge with a multi fuel burner, a family bathroom and a kitchen/diner with the bonus of a rear utility/workshop. The property is double glazed and this is complemented by gas heating. Externally there is a well enclosed rear garden with two useful storage sheds.





Ideal for first time buyers or investment purposes, this character two bedroom mid terraced house is situated close to the town centre and offers well presented accommodation with gas fired central heating complemented by double glazing. Benefiting from its south facing position which throws much light into the front of the property, on entry you will find yourself in a hallway with mahogany parquet flooring leading to the downstairs bathroom which is tucked neatly at the rear of the house. Stairs access the first floor bedrooms. The same parquet flooring is present in the lounge/living room which has a multi fuel burner mounted on a granite base with a granite plinth above. A door leads through to the neatly presented, fitted kitchen/diner which has a range of eye level and base level units including a tall pull-out larder cupboard. The kitchen overlooks a utility/workshop area as well as the rear garden. To the first floor, the top of the stairs open out onto the landing to access both bedrooms which are positioned to the front of the property. Externally, separate access is given to a utility/workshop room. From there, a decking area leads to a footpath that splits two laid to lawn areas. A rear patio area gives access to a shed/workshop with lighting and power and there is also a very useful additional outbuilding for storage. A gate opens out to a shared rear access lane. The front door of the property is accessed directly from the lane. In terms of location, there is a Co-op convenience store within a few minutes walk. The centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can be reached on foot within ten minutes or less as can the main line railway station in the town where there are also bus services to Truro, Falmouth and other destinations. Further afield, Portreath Beach can be accessed in around fifteen minutes as can Tehidy Country Park and Tehidy Park Golf Club. The main A30 trunk road is just over one mile distant. There are also many other local towns and beaches which are conveniently accessible.

Upvc front door with two obscure double glazed panels opens to:

**HALLWAY**

Stairs to the first floor, a radiator and a wooden services cupboard with a louvre door. Mahogany parquet flooring, an understairs storage area and door to:

**BATHROOM**

4'9" x 8'8" (1.46m x 2.66m)

Primarily wood panelled with a low level wc and a wash hand basin with a tiled splash back. Bath with a Mira Combi Force thermostatic shower over, tiled splash back and a glass shower screen. Wall mounted towel radiator and a upvc obscure double glazed window to the rear aspect.

**LOUNGE**

11'7" x 11'8" (3.55m x 3.56m)

Mahogany parquet floor, upvc double glazed window with an obscure double glazed panel to the bottom overlooking the front aspect with a radiator under. Multi fuel burner set on a raised granite fireplace with a granite plinth over. Door to:

**KITCHEN/DINER**

11'2" x 8'3" (3.42m x 2.53m)

Fitted with a range of eye level and base level storage cupboards and drawers with a tall sliding larder cupboard. Space for a tall fridge/freezer and space for an electric cooker. Roll edge work surfaces with tiled splash backs. Single stainless steel sink and drainer below a upvc double glazed window overlooking the utility room/workshop. Radiator, a breakfast bar and space for a mini dishwasher. Upvc door with a clear double glazed panel opens out to the rear decking.

**FIRST FLOOR**

**LANDING**

Upvc clear double glazed window behind a deep sill overlooking the rear garden and aspect. Loft access hatch.

**BEDROOM 1**

10'3" x 12'10" (3.13m x 3.93m)

Radiator below a upvc double glazed window overlooking the front aspect.

**BEDROOM 2**

7'9" x 8'9" (2.37m x 2.69m)

Radiator below a upvc double glazed window overlooking the front aspect. Built-in storage cupboard housing a Worcester boiler with a further storage cupboard below.

**OUTSIDE**

A door from the kitchen opens out to the rear patio/decking and a door with an obscure double glazed panel opens to the UTILITY ROOM/WORKSHOP 2.46m x 1.69m (8'1 x 5'7) which is double aspect and has upvc double glazed windows overlooking the rear garden and a single glazed window to the side. Space and plumbing for a washing machine, space for a tumble dryer and an outside light. A pathway splits two laid to lawn areas with a border of Rose bushes. The rear garden is fully enclosed and a pathway leads to a rear patio with access to a SHED having lighting and power, an obscure glazed window to the side and a door with obscure glazed panels and a canopy over. A door opens to a further STORAGE SHED with a high level clear glazed window. A rear gate opens out to a rear shared access lane.

**DIRECTIONS**

From our office in Redruth proceed along Penryn Street, under the viaduct and into Falmouth Road. Continue up Falmouth Road and after the turning to Sparrow Hill there is a small lane on the left where the property will be found on the left hand side.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: A.

**SERVICES**

Mains drainage, mains water, mains electricity, mains gas heating & multi fuel stove.

Broadband highest available download speeds - Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

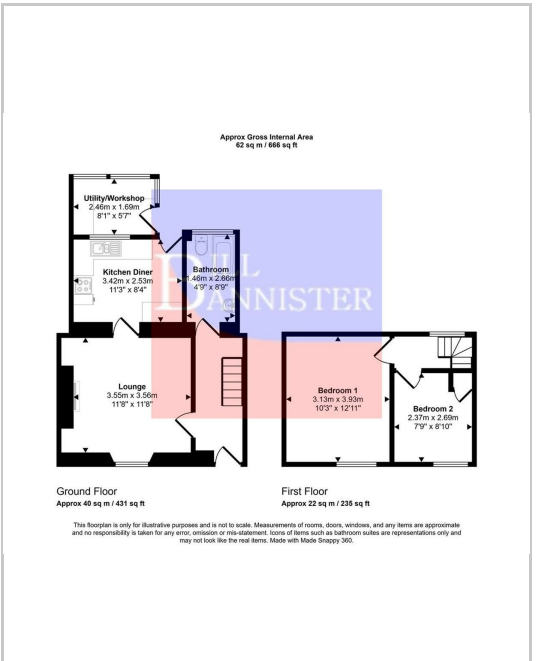
Mobile signal -

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

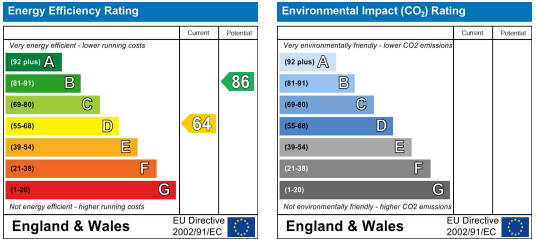
Area Map



Floor Plans



Energy Efficiency Graph



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