

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



24 Bellevue

, Redruth, TR15 1LF

£229,950

3 1 2 D



24 Bellevue

, Redruth, TR15 1LF

£229,950



We are very pleased to bring to market this 3 bedroomed mid terrace property, located in a particularly convenient location for local amenities including schooling and public transport.

A potential first family home or as an investment property, good sized accommodation is on offer with both a lounge/living room and separate dining room/second reception. Furthermore, there is a sunroom to the rear, currently used as a home office/study by the current vendor but equally with many possibilities to re-purpose.

On entry, a staggered hallway gives access firstly to the lounge/living room with the dining room/second reception through to the rear. From here, open access is given to the fitted kitchen which has a skylight casting lots of natural light into that area of the property. Further open access leads to the dual aspect rear office/sunroom and from where you can access the rear garden.

To the first floor, stairs with a 90 degree right turn lead to the landing with access given to the 3 bedrooms. Bedrooms one and three are to the front of the property, with bedroom two to the rear and from where one can also look out towards Carn Brea. The bedrooms are complimented by a family bathroom which has a thermostatic shower over the bath.

Externally, there is a small low maintenance front garden with the rear garden being of a manageable size and also having the added benefit of being fully south facing. Laid to lawn, there is a striking apple tree to the side and a large metal garden shed to the rear.

In terms of location, Bellevue gives very good pedestrian access to some local schools as well as Redruth town centre which is within a few minutes' walk and where you will find a variety of chain and independent retail stores, cafes, pubs and a cinema/live music venue. There is a mainline railway station that includes direct services to London (Paddington) along with bus services. Furthermore, there is a major supermarket within a 15 minute walk and the A30 trunk road is within one mile. Further afield, Tehidy Country Park, the largest area of woodland in West Cornwall, is around fifteen minutes by car as is Tehidy Park Golf Club. In the same area, you will find the coastal village of Portreath, with its beach and access to the South West Coastal Path.

ENTRANCE

UPVC front door with a frosted double glazed half-panel and frosted double glazed panel above, open into a staggered hallway with a radiator and stairs to the first floor. There is a fixed coat hanging and storage unit and open under-stairs storage. Door opens into.

LIVING ROOM

12'3" x 13'4" (3.75m x 4.08m)

With a UPVC double glazed window over-looking the front garden and aspect. There is a granite hearth with a wood surround fire place. Door with decorative frosting glazed panels opens into:

DINING ROOM

8'7" x 9'8" (2.64m x 2.96m)

There is a radiator set into a decorative fireplace surround. There are four built in storage cupboards of which one houses the Worcester boiler. There is open access into the kitchen and a built-in bookcase / shelving. Step up into:

KITCHEN

6'7" x 10'0" (2.03m x 3.07m)

There is a skylight and open access to a rear-hallway, a UPVC double glazed windows overlooks the rear garden and aspect. A single stainless steel sink and drainer with tiled splash-back. There are a range of eye-level storage cupboards and base-level storage cupboards and drawers with rolled-edge work surfaces. Space and plumbing for washing machine and space for gas cooker. There is a wood paneled wainscoted rear wall and ceiling. Gallery style kitchen in terms of layout with space for a tall fridge freezer. Open access via the short rear hallway to;

SUNROOM / OFFICE

13'6" x 4'8" (4.12m x 1.43m)

Double aspect. UPVC windows over-looking the side and rear garden. There is a radiator and a UPVC door with two clear double glazed panels opens out to the rear garden. Stairs with a 90° right-turn lead to:

FIRST FLOOR LANDING:

Loft access hatch.

BEDROOM 1

9'10" x 11'3" (3.00m x 3.44m)

UPVC double glazed window overlooking the front garden aspect with far-reaching views towards the North Cornish coast.

BEDROOM 2

8'8" x 6'10" (2.66m x 2.10m)

UPVC double glazed window overlooking the side aspect with views towards Carn Brea.

BEDROOM 3

7'3" x 7'6" (2.21m x 2.31m)

UPVC double glazed window overlooking the front garden and aspect .

FAMILY BATHROOM

10'1" x 4'5" (3.08m x 1.37m)

Partially tiled family bathroom with a low-level WC, wash hand basin set in a vanity unit with a mirrored medicine cabinet above. Bath with a thermostatic shower over, a UPVC frosted-glaze window to the rear-aspect. There is a Winterwarm high level pull-cord electric heater above the door frame.

OUTSIDE

At the front of the property there is a slabbed frontage with a planting feature. A fenced front border and mature hedged-side

border. The rear garden has a slabbed pathway to the rear and the side. There is a raised decking area, an apple tree and a mature plants area, these front a walled and fenced border with mature hedging. To the side, there is raised rear decking and a fence border. There is a rear block border, a metal garden shed, gated access and step down to a shared rear access lane.

DIRECTIONS

From our office in Redruth proceed down Chapel Street and take the second right proceed up until you get to the T junction. Turn left and then take the second turning on the right into Bellevue where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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



Road Map



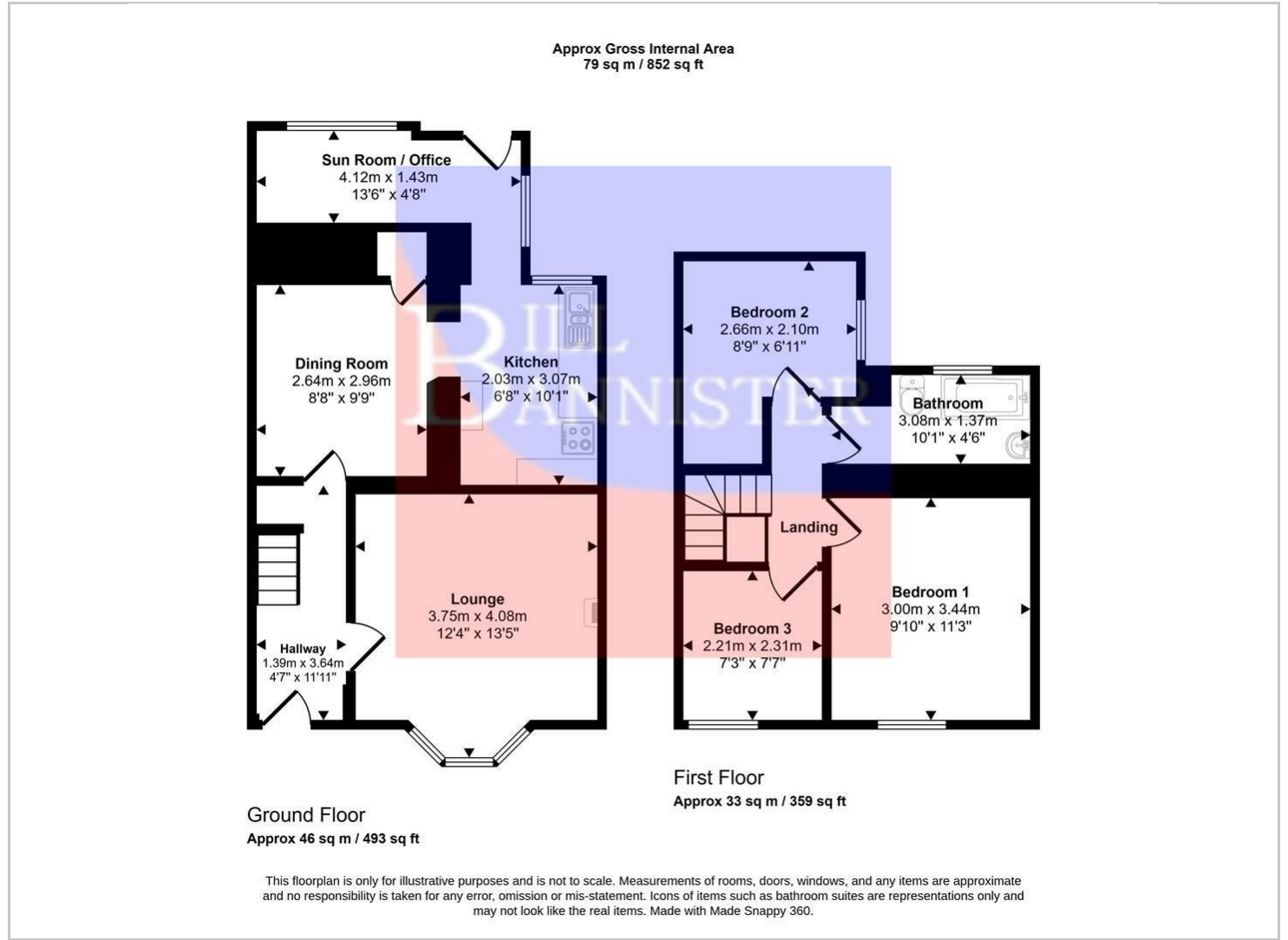
Hybrid Map



Terrain Map



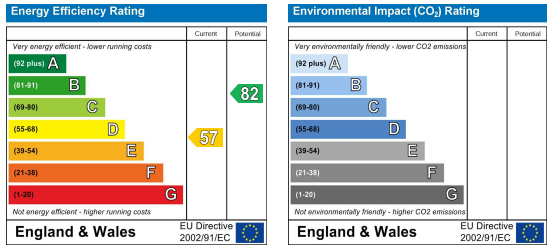
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.