

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

**BILL
BANNISTER**

Sales & Lettings



7 Treloweth Terrace

Park Bottom, Redruth, TR15 3XW

£289,950



7 Treloweth Terrace

Park Bottom, Redruth, TR15 3XW

£289,950



Situated in a no-through road, this property has been in the same ownership for many years and offers spacious accommodation. It is double glazed and has a multi fuel heating system together with an electric immersion heater. Access is gained via an entrance porch leading to a lounge with a substantial stone fireplace with an inset multi fuel stove. There is also a second living room to the side with a dual aspect. The kitchen is very well presented and fitted with plenty of working surfaces, cupboards and drawers and an excellent range of eye level units. It is also fitted with an oven, hob with a wipe clean splash back and a hood. To the first floor there are three bedrooms and a shower room. Virtually all the floors are laminate together with some tiling and several areas have easy keep panelling to the walls. Externally there is parking for several vehicles and to the rear there is a generously proportioned garden set in several areas with lawns and useful outbuildings. The garden borders open land to the rear and in our opinion the garden is an important feature of the property with plenty of scope for the keen gardener. From the first floor rear elevation there are far reaching views over open countryside towards the north coast. There is a useful outside wc and pedestrian access is available to the rear.

Park Bottom is a popular area with a well known local pub and a useful convenience store nearby. Out of town multiples are available within approximately one and a half miles with Redruth town being within two miles and the north coast at Portreath within approximately three miles. Bus services are also available in the area.

ENTRANCE PORCH

5'1" x 5'8" (1.56m x 1.75m)

A dual aspect and a door to:

LOUNGE

13'11" x 12'1" (4.26m x 3.69m)

A fine traditional room with a local stone floor to ceiling fireplace housing an inset multi fuel stove having a boiler for the radiators and hot water.

SECOND LOUNGE/DINING ROOM

12'0" x 15'6" (3.67m x 4.73m)

With a dual aspect.

KITCHEN

16'10" x 11'8" (5.14m x 3.57m)

This room is well proportioned with plenty of working surfaces having cupboards and drawers beneath plus splash backs. Built-in electric oven and an electric hob with a substantial wipe clean splash back and extractor hood over. Complementary eye level units, a radiator and a tiled floor. Access to:

INNER HALL

Radiator and tiled flooring. Stairs to the first floor.

FIRST FLOOR

BEDROOM 1

11'5" x 15'1" (3.49m x 4.61m)

With an open aspect.

BEDROOM 2

9'9" x 11'10" (2.98m x 3.62m)

LANDING

Radiator and some wall cladding.

BEDROOM 3

8'7" x 8'6" (2.62m x 2.61m)

This room takes full advantage of the views. Deep recess and an airing cupboard housing a hot water cylinder.

SHOWER ROOM

4'7" x 8'6" (1.41m x 2.60m)

A corner shower cubicle with a curved sliding door and a Mira electric shower. Enclosed wash hand basin with storage beneath and a low level wc. Medicine cabinet, a radiator and an obscure glazed window.

OUTSIDE

To the front there is a hard standing area providing parking for several vehicles. A side access leads to a well planned and laid out rear garden which provides further scope for the keen gardener if required. There are two timber outbuildings and a patio area with a small covered area. There is an OUTSIDE WC 1.60m x 1.42m (5'3 x 4'8) and an external tap. Steps lead to a further garden area being laid to lawn with borders of mature bushes, plants and shrubs. To the back is a second patio area bordering open fields and to one side there is a gravelled area ideal for garden pots. We do feel that the garden is an important feature of the property.

DIRECTIONS

From our office in Redruth take the main road towards Camborne down to the double mini roundabouts at Pool. Turn right into Church Road and after passing under the A30 take the turning right to Park Bottom. On

entering the village, the road bends to the left and you should turn right here in front of the New Inn. The property will be found further up on the right hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and multi fuel heating.

Broadband highest available download speeds - Standard 3 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



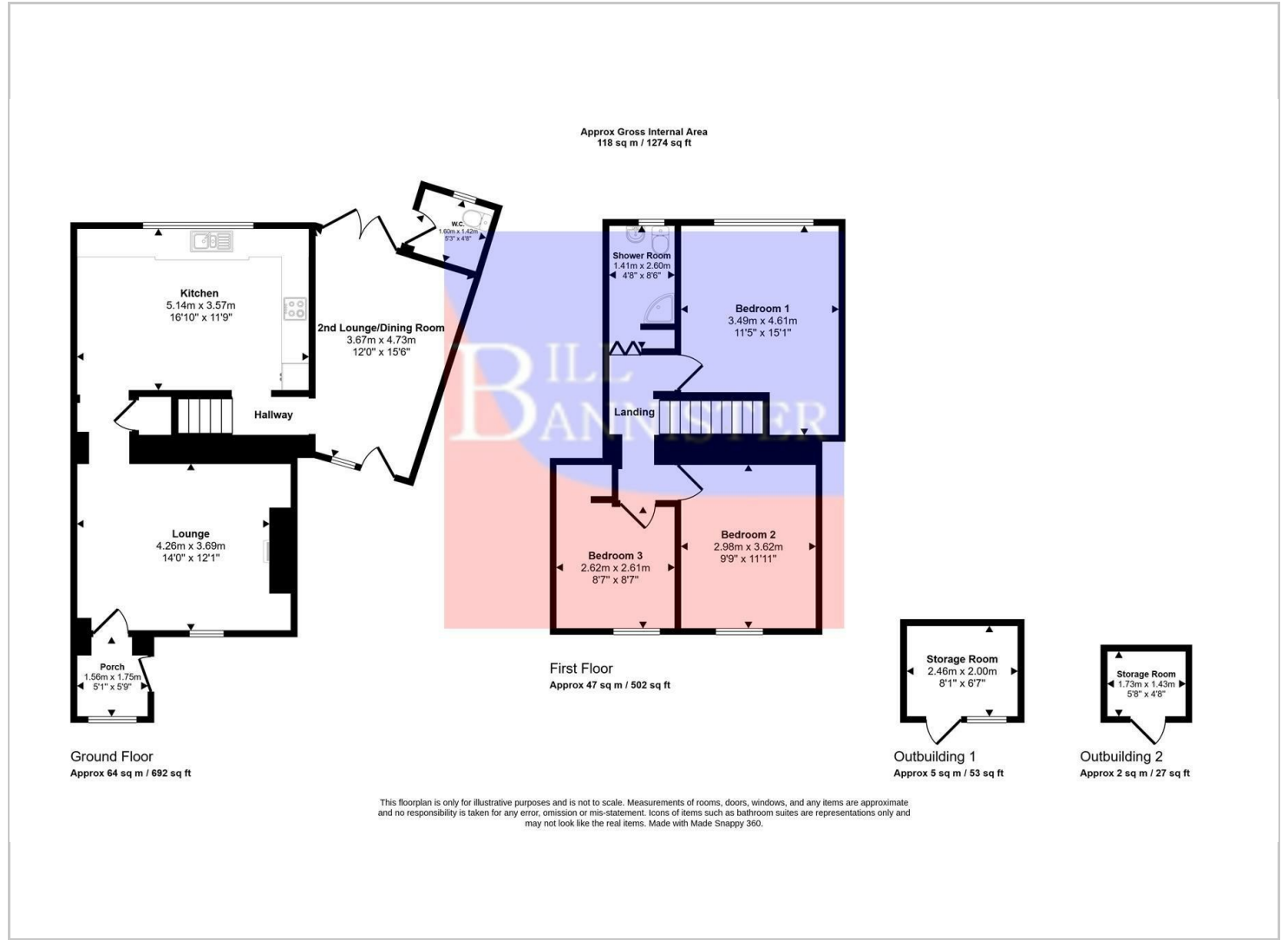
Hybrid Map



Terrain Map



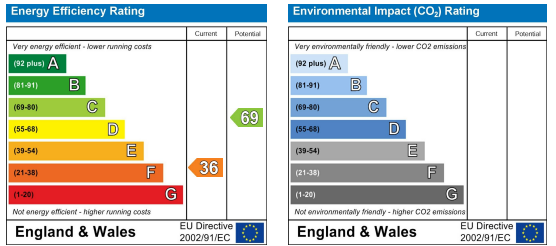
Floor Plan



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.