

66 West End · Redruth · Cornwall · TR15 2SQ

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Sales & Lettings



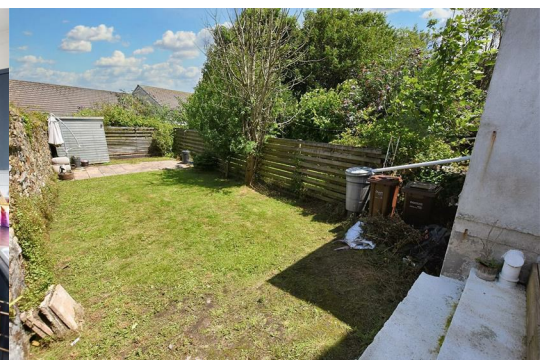
13 Hoskings Row

Redruth, TR15 2SN

Guide Price £229,950



Situated in a convenient location close to the town centre, this very well presented end terraced cottage offers well proportioned family living accommodation. There are three bedrooms, a kitchen/diner, a useful laundry room, a first floor bathroom and the bonus of a ground floor cloakroom. The property is double glazed and this is complemented by gas fired heating . Externally there is parking to the front for one vehicle and a well enclosed rear garden.



Tucked away at the end of this popular little road, number 13 is a deceptively spacious property with three bedrooms to the first floor together with a family bathroom. To the ground floor there is a lounge, a fitted kitchen/diner, a cloakroom and a laundry room. Heating is via a gas system and there is also double glazing. It has the distinct bonus of parking to the front and the rear garden has been thoughtfully laid out and is well enclosed. It is within perhaps two hundred yards of Redruth town with a comprehensive range of shops and travelling facilities.

LOUNGE

17'9" x 11'5" (5.43m x 3.50m)
Focusing on two alcoves, spot lighting and a covered radiator.

KITCHEN/DINER

16'6" x 10'4" (5.03m x 3.16m)
Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath plus tiled backs. Complementary eye level cupboards are provided with space for white goods. Stairs to the first floor with two built-in cupboards and a computer desk. Radiator.

CLOAKROOM

Wash hand basin with a splash back and a wc. Radiator.

LAUNDRY ROOM

5'3" x 5'5" (1.61m x 1.66m)
Worcester gas fired combi boiler, a radiator and a door to the rear.

FIRST FLOOR

BEDROOM 1

11'2" x 11'8" (3.42m x 3.56m)
With a radiator and loft access.

BEDROOM 2

9'4" x 8'5" (2.86m x 2.57m)
With a radiator and spot lighting.

BEDROOM 3

7'0" x 10'4" (2.15m x 3.17m)
With a radiator.

BATHROOM

5'10" x 6'11" (1.79m x 2.13m)
Panelled bath, a mains shower, a screen and a fully tiled surround. Pedestal wash hand basin with a mirror above, and a low level wc. Electric heated towel rail.

OUTSIDE

To the front of the property there is side on parking for one vehicle. The rear garden has raised decking leading down to a lawned area with a slabbed patio area. The rear garden is well enclosed.

DIRECTIONS

From our office in Redruth proceed up West End and Hoskings Row is the first turning 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 20 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

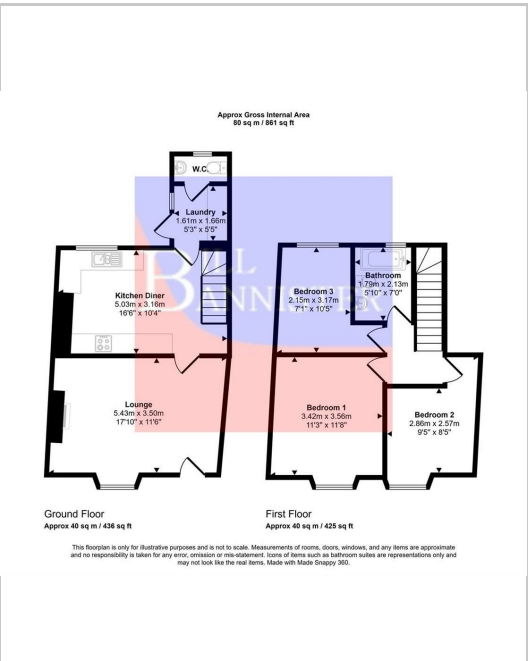
Mobile signal -

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

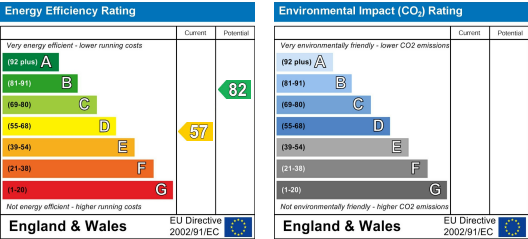
Area Map



Floor Plans



Energy Efficiency Graph



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