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BILL BANNISTER

Sales & Lettings



1 Cort Simmons

Pool, Redruth, TR15 3PP

Guide price £200,000



Situated in a convenient location yet being tucked away, this modern detached house is very well presented and offers two bedrooms, an entrance porch, lounge, refurbished kitchen/diner and a first floor shower room. The property is double glazed and this is complemented by gas fired heating. Externally there is parking to the front and a lovely enclosed rear garden.



Tucked away in a small no-through road, this detached modern property really is a great credit to the owner and has much to commend it. To the first floor there are two bedrooms and a modern shower room having easy clean Respatex and an electric shower. To the ground floor a porch has been constructed and this leads through a small paned door to the lounge with a fine engineered oak floor and stairs to the first floor landing. The kitchen has been remodelled to include some appliances and patio doors lead to the rear garden. In recent times the vendor has completely redecorated including white paint to the stairs giving a very pleasant light and airy feel to the whole house. The property has gas heating and also double glazing. Externally there is plenty of parking to the front and side and a very pleasant landscaped rear garden with conifers and a gravelled sitting out area with an outbuilding. Level access is given to bus services at Pool and there is access to large out of town multiples and also the A30.

ENTRANCE PORCH

With a front door and side window. Small paned door to:

LOUNGE

With a fine engineered oak floor and stairs to the first floor landing. Radiator and small paned glazed door to:

KITCHEN

13'6" x 8'11" (4.14m x 2.73m)

This has recently been upgraded and offers a one and a half bowl sink unit plus a good range of working surfaces with cupboards and drawers beneath. Inset oven, hob and replacement cooker hood with stainless steel splash back and matching eye level units. Space for white goods, wall mounted gas boiler and a radiator. Patio doors to the rear garden and a tiled floor.

FIRST FLOOR

BEDROOM 1

13'8" into recess x 11'10" (4.19m into recess x 3.62m)

With a useful deep recess and a radiator. Aspect to the front elevation.

BEDROOM 2

9'8" x 7'1" (2.95m x 2.18m)

With a double door mirrored wardrobe, a radiator and an aspect to the rear garden.

LANDING

With a useful storage cupboard, loft access and a radiator.

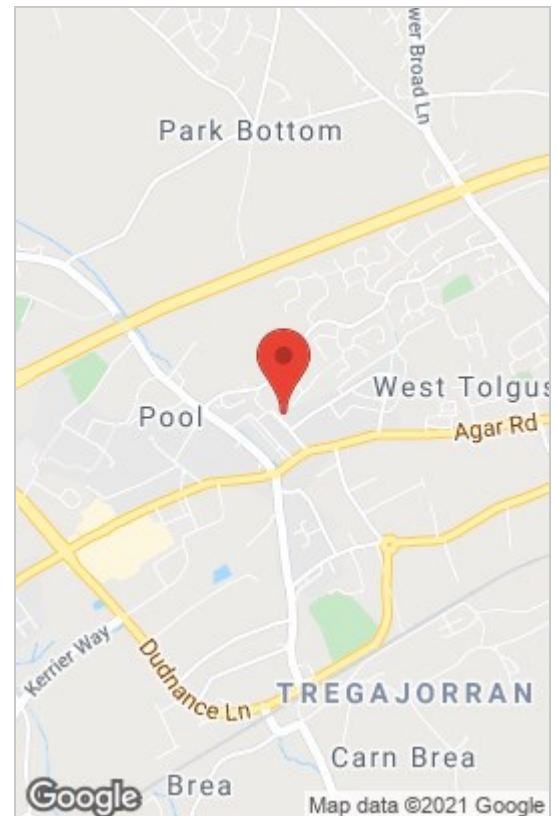
OUTSIDE

To the front there is a gravel hard standing for several vehicles and to the side of this is a concrete driveway providing further parking. There is quite substantial fencing to one side and to the rear the owner has carried out commendable improvements with a square lawn, conifers to the rear and to the side there is a quiet gravelled patio area taking advantage of the sunshine and a small store. Outside tap.

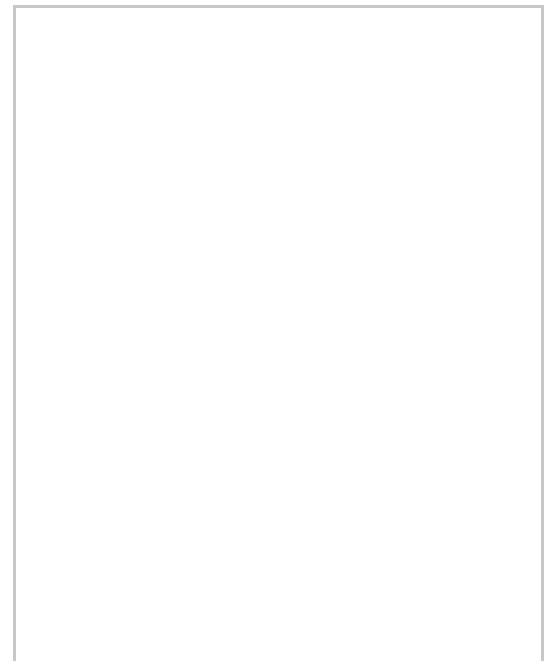
DIRECTIONS

From our office in Redruth take the main road towards Camborne. On entering Pool pass the mine engine house on your left and take the turning on the right opposite the former chapel. Continue straight ahead and this will lead to Cort Simmons.

Area Map



Floor Plans



Energy Efficiency Graph

