

66 West End · Redruth · Cornwall · TR15 2SQ

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# BILL BANNISTER

Sales & Lettings



## 60 South Park

Redruth, TR15 3AW

**Guide price £197,500**



Situated on a popular residential development, this end terraced house offers family sized accommodation and would now benefiting from updating and improvement. The property has three bedrooms, a lounge, kitchen/diner and a first floor bathroom. The property is double glazed and this is complemented by gas heating. Externally there are enclosed gardens and a parking space.



Offered with no onward chain, this modern end of terrace house was built some years ago and it is now ready to update to your own taste and standard. To the first floor there are three bedrooms and a family bathroom and there is an open aspect to Carn Brea castle and monument plus surrounding countryside. To the ground floor there is a lounge and a kitchen/diner. The property is double glazed and has gas heating. Having been tenanted for some time, it is now in need of refurbishment which is reflected in the guide price. Externally there is an enclosed area to the front and similar to the rear with a side gate. There is a bus stop at the top of South Park, the town is within half a mile and the A30 being within approximately one mile.

ENTRANCE HALL

Approached via a partial glazed upvc door, stairs to first floor and two radiators. Small paned glazed door to:

LOUNGE

11'8" x 12'7" (3.57m x 3.84m)  
Radiator and an open aspect to the front.

KITCHEN/DINER

17'7" x 8'10" (5.37m x 2.71m)  
Two windows and a double glazed door to the rear elevation. Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath and space for white goods. Radiator.

FIRST FLOOR

BEDROOM 1

10'7" x 12'2" (3.25m x 3.72m)  
Window to the front elevation taking advantage of the view. Radiator.

BEDROOM 2

9'0" x 9'6" (2.76m x 2.91m)  
Window to the rear, a recess and a radiator.

BEDROOM 3

8'5" x 6'6" (2.59m x 1.99m)  
With a fine view and a radiator.

LANDING

With an open fronted cupboard housing the gas boiler. Loft access.

BATHROOM

6'10" x 5'4" (2.09m x 1.65m)  
Panelled bath with a partially tiled surround and an electric shower. Pedestal wash hand basin and a wc. Radiator.

OUTSIDE

There is an enclosed area to the front of the property with a path to the front and side. An enclosed area of garden to the rear with steps leading to the top where you will find the parking space.

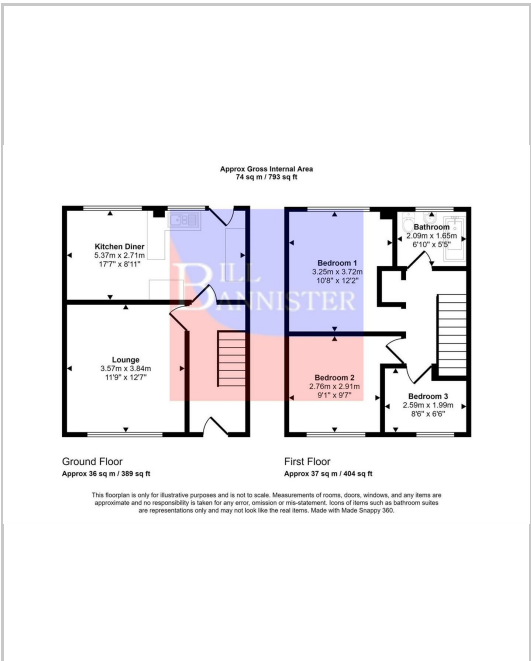
DIRECTIONS

From our office in Redruth proceed up West End passing the Penventon Hotel on the right and go straight over at the mini roundabout. Take the next turning left into South Park bearing right to the bottom, turn right and the property will be found on the left hand side identified by a For Sale board.

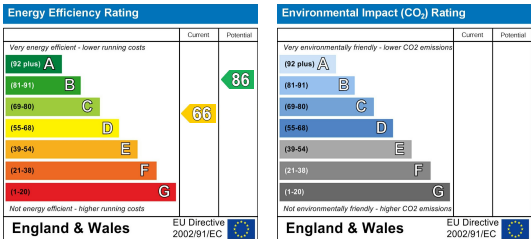
Area Map



Floor Plans



Energy Efficiency Graph



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