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# BILL BANNISTER

Sales & Lettings



## 89 Falmouth Road

Redruth, TR15 2QX

**£219,950**



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Situated in the ever popular Falmouth Road which gives easy access to the town with its facilities and Trewirgie School, this terraced cottage has been the subject of considerable updating and improvement. Set well back from the road and having parking facilities, it offers three bedroomed accommodation with a first floor family bathroom. The sitting room is particularly generous having a substantial focal point granite fire surround with an inset stove. This is flanked by useful storage units and there is a mock open joist ceiling. The kitchen/diner has been refurbished and has plenty of base and eye level units together with ample space for white goods. The rear elevation is light and airy with double doors leading out to a patio. A gas fired heating system is provided and this is complemented by double glazing. The rear garden has a patio area being quite sheltered with an adjoining pergola with steps to a lawned area. Beyond this is a substantial garden shed. To the front, in addition to the parking, there is a small gravelled area. The centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can be reached on foot in a few minutes. The main line railway station in the town, where there are also bus services to Truro, Falmouth and other destinations, is also accessible being within a similar distance. Further afield, Portreath Beach can be accessed in around fifteen minutes as can Tehidy Country Park and Tehidy Park Golf Club. The main A30 trunk road is just over one mile distant. There are also many other local towns and beaches which are conveniently accessible. A pleasing home combining modern facilities with traditional features, it has the following accommodation:

## **LOUNGE**

**18'4" x 12'4" (5.60m x 3.77m)**

A lovely spacious airy room with a focal point granite

intel and fire surround plus a hearth with an inset stove. This is flanked by storage units and shelves. Stairs to the first floor with storage beneath, a partially covered radiator and a part open joist ceiling. Feature pine panelled cladding covers part of the chimney breast. Laminate flooring.

## **KITCHEN/DINER**

**15'2" x 10'3" (4.64m x 3.13m)**

Fitted with plenty of working surfaces having cupboards and drawers beneath, space for white goods and tiled splash backs. Complementary eye level units incorporating a cooker hood. French double doors lead to the rear garden with an adjoining window. Laminate flooring and spot lighting.

## **FIRST FLOOR**

### **BEDROOM 1**

**10'8" x 12'5" (3.27m x 3.81m)**

With vaulted storage facilities making an interesting feature. Radiator.

### **BEDROOM 2**

**9'1" x 10'3" (2.78m x 3.13m)**

With a radiator.

### **BEDROOM 3**

**6'11" x 7'9" (2.13m x 2.38m)**

With shelving.

### **BATHROOM**

**5'8" x 7'1" (1.74m x 2.18m)**

Panelled bath with a mixer and shower attachment, a tiled surround, a curtain and rail. Pedestal wash hand basin and a low level wc. Electric ladder towel radiator.

## LANDING

Cupboard housing a Worcester gas combination boiler. Loft access.

## OUTSIDE

To the front off road parking is provided for one vehicle and a side pathway leads to the front door with a side gravelled area. To the rear there is a well enclosed garden and leading from the kitchen there is a paved patio area with a pergola to one side. Steps lead to the garden itself with neat lawns and borders. Beyond this is a substantial garden shed.

## DIRECTIONS

From our office in Redruth proceed along Penryn Street and under the viaduct into Falmouth Road. Continue along and the property will be found on the right hand side after the turning to Gilly Hill.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

## SERVICES

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

Broadband highest available download speeds - Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal -

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



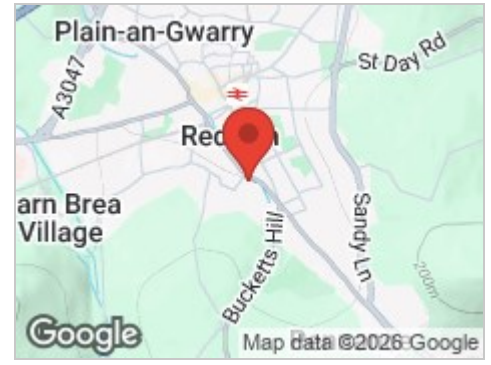
## Road Map



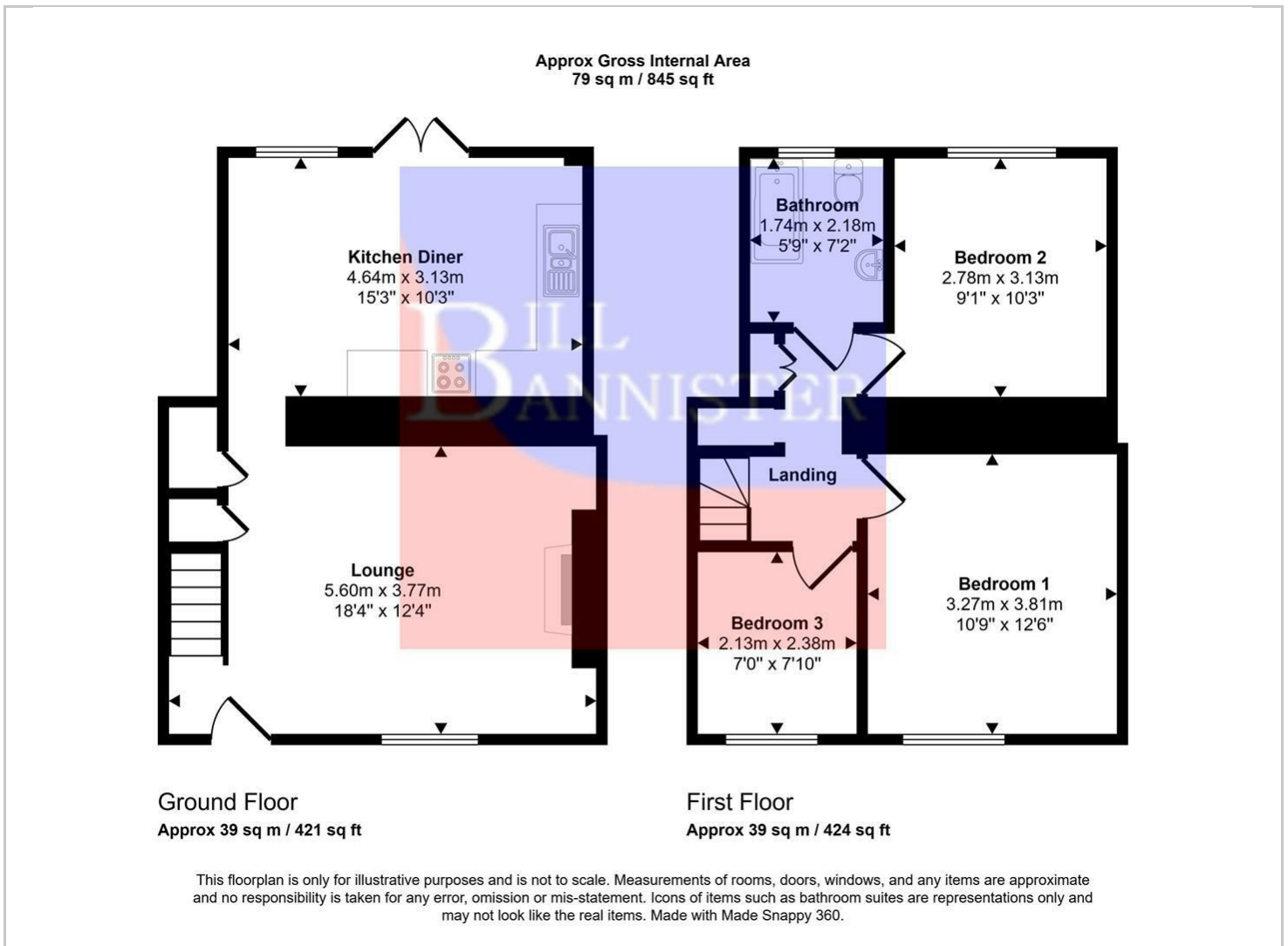
## Hybrid Map



## Terrain Map



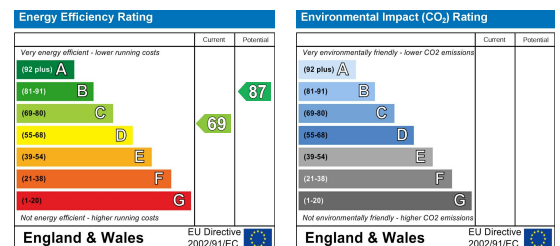
## Floor Plan



## 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.