

66 West End · Redruth · Cornwall · TR15 2SQ

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Sales & Lettings



4 Trevanion Terrace

Carn Brea Village, Redruth, TR15 3BP

Guide Price £259,950



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This presents an opportunity to acquire a terraced property nestling on the slopes of Carn Brea and overlooking St Euny church and surrounding area from the front elevation. The property is situated in a very sought after spot and offers three bedroom accommodation together with a lounge and a good kitchen/diner, a bathroom and a utility room. Heating is by a gas system and the property is double glazed. One feature is the fire surround in the lounge which is a mixture of tiles, slate and marble and this certainly makes a fine focal point. The kitchen has a good range of units and incorporates an oven, hob and cooker hood. To the first floor the three bedrooms enjoy views to the front and also to the rear towards the slopes of the Carn. Externally there is an allocated parking space and the property has an enclosed lawned front garden plus a granite court to the rear. The location gives access to Carn Brea itself with plenty of walks available and stunning views from the top. The town is within approximately one and a quarter miles and here you will of course find shopping facilities plus travelling facilities. Offered with no onward chain it has the following accommodation:-

LOUNGE

16'10" x 10'7" (5.14 x 3.23)

Focusing on the fireplace and this is certainly is a fine feature. Stairs to the first floor and a radiator.

KITCHEN/DINER

15'6" x 10'9" (4.73m x 3.28)

Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers plus space for white goods. Tiled splash backs. Complementary eye level units plus an oven, hob and extractor hood. Understairs cupboard, a radiator and a wall mounted Worcester gas combi boiler. Tiled Floor.

LOBBY

Tiled floor.

UTILITY ROOM

8'8" x 5'4" (2.65 x 1.63)

Space for white goods and worktops with storage facilities under.

FIRST FLOOR

BEDROOM 1

9'5" x 11'8" (2.88m x 3.58m)

With a fine view. Radiator.

BEDROOM 2

11'3" x 9'8" (3.43m x 2.95)

With a fine view to the rear. Radiator.

BEDROOM 3

6'10" x 8'5" (2.10 x 2.58)

With a fine view. Radiator.

BATHROOM

5'1" x 5'1" (1.55m x 1.55m)

A twin grip panelled bath with a tiled surround, a screen and a Mira shower. Pedestal wash basin with a splash back and a low level wc. Electric fan heater.

LANDING

With access to the loft space and also a Drimaster circulation system.

OUTSIDE

To the front there is an enclosed lawned garden with a pedestrian gate and access to the parking space. To the rear there is a small enclosed concrete yard with steps to the lane.

DIRECTIONS

From our office in Redruth take the main road towards Camborne through West End. Turn left just before the car park into Coach Lane and at the very top bear right into Trevingey Road. Follow this through to the crossroads at Carn Brea village where you will see a terrace of houses on the left hand side where straight ahead you will see the end of a terrace of properties looking towards the church. Number 4 will be identified by a For Sale board.

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 16 Mbps, Superfast 71 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



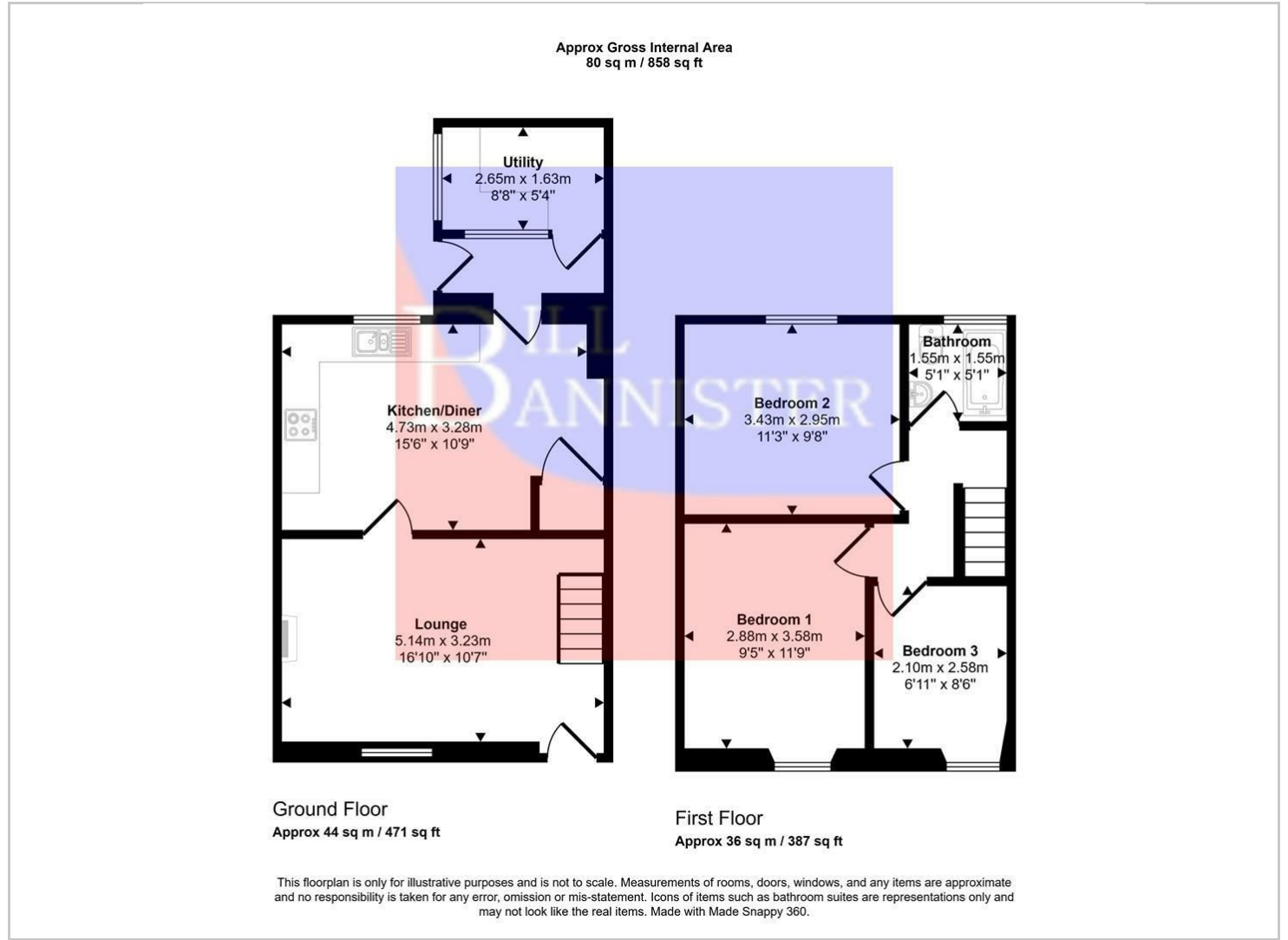
Hybrid Map



Terrain Map



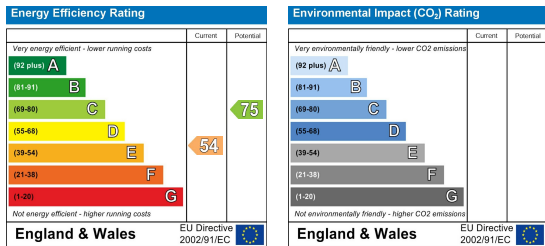
Floor Plan



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.