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Sales & Lettings



2 The Old Orchard

Trewirgie Road, Redruth, TR15 2SX

£395,000



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This presents an excellent opportunity to purchase a modern detached home quietly tucked away yet within a few hundred yards from the town. It has electric heating and this is complemented by double glazing. To the ground floor you will find an entrance hallway and to the left a generous proportioned lounge having a dual aspect and a focal point stove together with access through to a good sized kitchen/diner. Here you will find appliances to include a double oven, hob and hood. There is a further living room ideal perhaps as a study or fifth bedroom. The rear has internal access to the garage, laundry and a cloakroom. The first floor has four bedrooms with the master having a dressing room/wardrobe and also an en-suite facility. There is also a separate family shower room. We feel the property has quite adaptable accommodation and it is offered with the benefit of no onward chain. Externally there is a well enclosed rear garden, plenty of parking and the garage. The property is approached via a private lane shared with several other properties. The centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can also be reached on foot within ten minutes or so or via a short drive. The main line railway station in the town where there are also bus services to Truro, Falmouth and other destinations, is also similarly accessible. Further afield, Portreath Beach can be accessed in under twenty minutes by car 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. In addition, this is a popular area giving access to Carn Marth, the second highest point in Cornwall, which can be reached in around twenty minutes on foot, offering countryside walks with far reaching views from coast to coast.

Steps and ramp to the front door leading to:-

HALLWAY

Understairs storage and an electric radiator.

STUDY/BEDROOM 5

8'8" x 14'8" (2.66m x 4.49m)

Shelving, a dual aspect and an electric radiator.

LOUNGE

12'4" x 15'1" (3.77m x 4.60m)

A dual aspect room focusing on a stove, an electric radiator and double glazed doors to the kitchen/diner.

KITCHEN/DINER

19'0" x 11'1" (5.80m x 3.40m)

Dual aspect room with patio doors to the rear garden. One and a half bowl sink unit plus an array of working surfaces with cupboards and drawers beneath. There is also a peninsular unit. Eye level cupboards are provided and there is a double oven, a hob and an extractor. Electric radiator. Spot lighting.

LAUNDRY ROOM

8'11" x 11'2" (2.72m x 3.42m)

Single drainer stainless steel sink unit plus working surfaces with storage beneath and space for white goods. Electric radiator and door to the rear garden.

CLOAKROOM

With a wash hand basin having a splash back, a mirror and a wc. Internal access to the garage.

FIRST FLOOR

BEDROOM 1

12'1" x 9'0" (3.69m x 2.75m)

A dual aspect room with an electric radiator. Walk-in wardrobe/dressing area with shelving and rails. Radiator.

EN-SUITE

Tiled shower cubicle with a Mira shower, enclosed wash hand basin and wc. Glass shelves and a mirror. Towel rail.

BEDROOM 2

12'0" x 11'7" (3.68m x 3.54m)

A dual aspect room with a radiator and shelving.

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BEDROOM 3

8'10" x 14'2" (2.70m x 4.34m)

Dual aspect room with a radiator.

BEDROOM 4

8'9" x 11'8" (2.69m x 3.56m)

Electric radiator.

LANDING

Airing cupboard with an electric cylinder. Loft access and an electric radiator.

SHOWER ROOM

7'6" x 5'3" (2.31m x 1.61m)

Tiled cubicle with a Mira shower and a wash hand basin with a splash back. WC. Electric radiator.

OUTSIDE

To the front there is paviour parking for several vehicles which extends around to the side and then to a GARAGE 2.61m x 6.18m (8'7 x 20'3) with a roller door and a rear pedestrian door. The rear garden is particularly well enclosed with lawns and plenty of scope for the keen gardener.

DIRECTIONS

From our office in Redruth turn right into Penryn Street and by the viaduct turn right into Trewirgie Road. Continue up here and before the right hand bend and junction turn right to The Old Orchard. Continue straight ahead and you will come to the property.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: E.

SERVICES

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

Broadband highest available download speeds - Standard 23 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



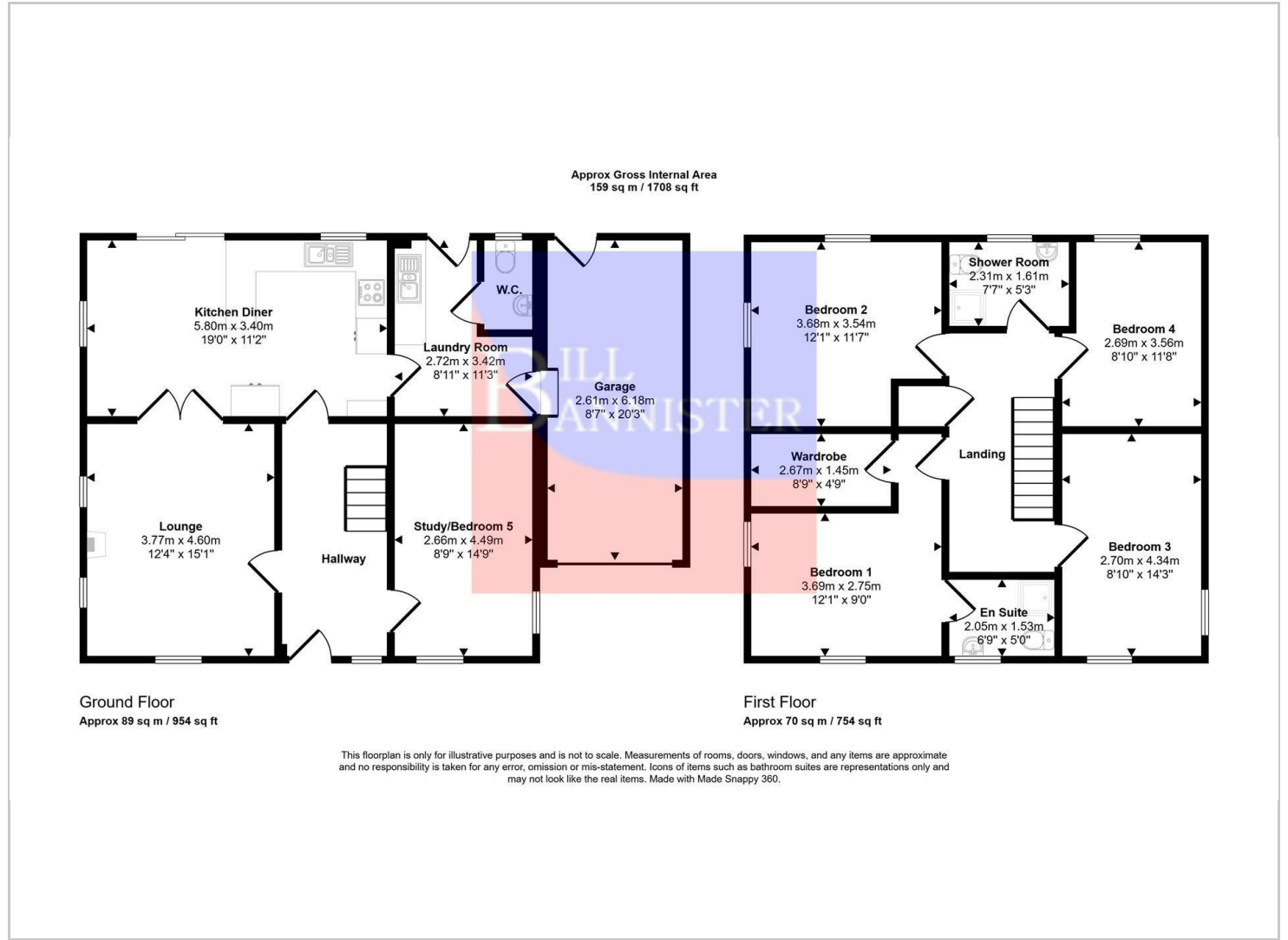
Hybrid Map



Terrain Map



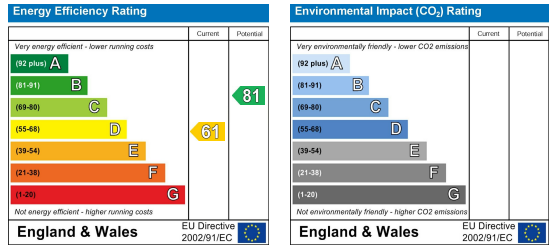
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.