

66 West End · Redruth · Cornwall · TR15 2SQ

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Sales & Lettings



13 Barncoose Terrace

Illogan Highway, Redruth, TR15 3EP

£99,950



Offered for sale as a CASH PURCHASE and with no onward chain, this terraced house benefits from well proportioned family living accommodation. There are three bedrooms, a lounge, a separate dining room, a kitchen and a family bathroom. The property is double glazed and this is complemented by electric night storage heating. Externally there is a lawned front garden and a lovely well enclosed rear garden with views towards Carn Brea.



Offered for sale with no onward chain, we are very pleased to bring to market this very conveniently located three bedroomed mid terrace property. Set in an elevated position and back from the road, there is a good sized lounge at the front of the property whilst a second reception come dining room offers open access to the fitted kitchen. A rear hallway gives access to a fully tiled family bathroom which has an electric shower over the bath. The kitchen is in a G-shaped configuration and comes with space for white goods including plumbing for a washing machine and space for a tumble dryer. The rear garden is accessed from the kitchen. To the first floor, there are three bedrooms, the rear of which is very generous in size and enjoys delightful views up towards Carn Brea monument. The further two bedrooms are located towards the front of the property. Externally, the property is elevated and front access is gained from the pedestrian pavement with steps up towards the front door and the pathway splits two laid to lawn areas. The rear garden is primarily laid to lawn with a right of way across a neighbouring property to access the front. South facing, the rear garden enjoys a delightful outlook towards Carn Brea monument. Situated in a popular location, the property has immediate access to bus services and there is a petrol station with a convenience store. Redruth town centre with its choice of amenities is an approximate twenty five minute walk or a few minutes drive. There is a mainline railway station in the town which offers services to London as well as many other destinations. The A30 trunk road can be accessed in around five minutes by car. There is also a large supermarket within a five minute drive and furthermore, there are also large out of town multiples available at Pool which is within a further two or three minutes by car. Further afield, Portreath Beach, with its access to the famous South West Coastal Path, is around ten minutes by car. Tehidy Woods, the largest area of woodland in West Cornwall is within a similar distance as is Tehidy Park Golf Club.

Upvc front door with an obscure double glazed panel opens to:

HALLWAY
5'5" x 13'2" (1.67m x 4.03m)
Stairs to the first floor with an open understairs storage area. Cupboard housing fuse boards etc.

LOUNGE
12'0" x 13'0" (3.66m x 3.98m)
Upvc double glazed window overlooking the front garden and aspect. Tiled hearth with a tiled fireplace surround (flue has been decommissioned and requires re-lining). Creda night storage heater.

DINING ROOM
11'3" x 12'4" (3.43m x 3.78m)
Wood panelled ceiling and a night storage heater.

REAR HALLWAY
7'3" x 3'10" (2.22m x 1.18m)
Night storage heater and a upvc obscure double glazed window to the rear aspect.

FAMILY BATHROOM
4'11" x 9'9" (1.50m x 2.98m)
Fully tiled with a low level wc and a wash hand basin. Bath with a Triton Madrid Mark II electric shower over. ATC wall mounted pull cord electric heater. High level obscure single glazed wood framed window. Storage cupboard housing a hot water cylinder.

KITCHEN
11'5" x 7'6" (3.48m x 2.31m)
Range of eye level storage cupboards and base level storage cupboards with a single drawer plus roll edge work surfaces. Single bowl stainless steel sink and drainer below a upvc window overlooking the rear garden and aspect with far reaching views towards Carn Brea monument. Tiled splash backs, space for a tall fridge/freezer, space and plumbing for a washing machine and space for a tumble dryer. Space for an electric cooker. Creda automatic night storage heater,

FIRST FLOOR

LANDING
Loft access hatch.

BEDROOM 1
11'11" x 12'8" (3.64m x 3.88m)
Upvc double glazed window set behind a deep sill overlooking the rear garden and aspect with far reaching views towards Carn Brea. Night storage heater and a loft access hatch.

BEDROOM 2
11'9" x 13'4" (3.59m x 4.07m)
Upvc double glazed window overlooking the front garden and aspect. Night storage heater.

BEDROOM 3
6'6" x 6'11" (2.00m x 2.11m)
Upvc double glazed window overlooking the front garden and aspect.

OUTSIDE
To the front there are steps up to a raised path with further steps to the front door. There is a mature hedged border to one side and a wrought iron fence alongside the pathway and this splits two laid to lawn areas. To the rear a upvc door opens out to a rear patio with a raised planting border. Steps lead up to a south facing rear garden with far reaching views towards Carn Brea. An access gate leads across next door for putting bins out etc. The garden is mainly laid to lawn with a side pathway which leads to the rear SHED/WORKSHOP. There is a block walled border to one side and a traditional walled border to the other.

DIRECTIONS
From our office in Redruth proceed up West End, over the mini roundabout and continue straight on at Blowinghouse roundabout towards Camborne. Proceed through the traffic lights into Barncoose Terrace and the property will be found on the left hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES
Mains drainage, mains water, mains electricity and night storage heating.

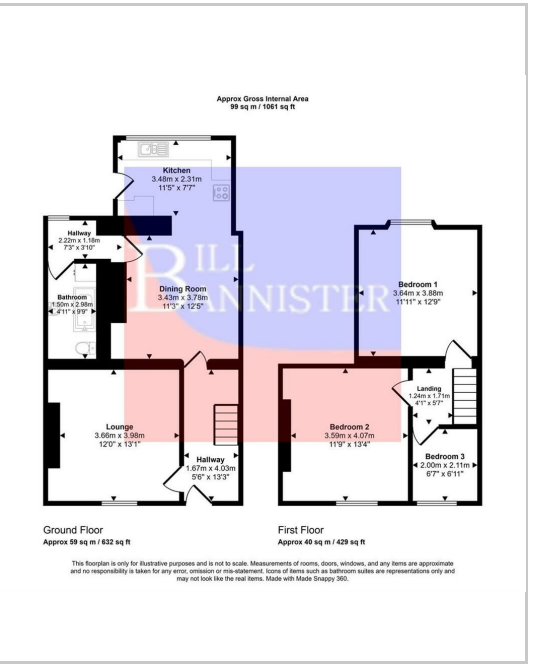
Broadband highest available download speeds - Standard 10 Mbps, Superfast 72 Mbps (sourced from Ofcom).

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

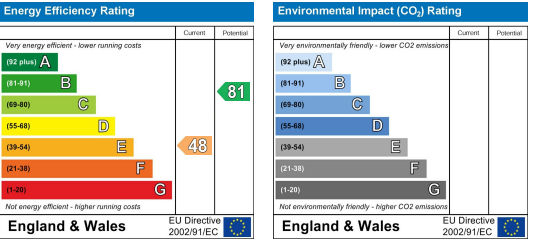
Area Map



Floor Plans



Energy Efficiency Graph



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