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Sales & Lettings



## 1 Portsend

North Country, Redruth, TR16 4AJ

**£255,000**



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Situated in a small cul-de-sac of only four properties, this modern semi detached house is well presented by the vendors who were the actual builders. It has a hallway with a cloakroom and a front porch. There is a lounge and an adjoining kitchen/diner fitted with a good range of units together with an oven, hob and hood. From this room patio doors lead to the rear garden. The property is fitted with a good amount of laminate flooring for ease of maintenance. It also has a gas fired heating system which is complemented by double glazing. To the first floor there are three bedrooms, one of which has a lovely view to St Agnes Beacon. The family bathroom has a separate shower cubicle in addition to the bath. Externally there are parking facilities for two vehicles, one being on site and the other very close by. The rear garden is certainly worthy of note being well enclosed and having decking together with power points and an outside tap. There is also a side paved area together with two useful outbuildings. North Country offers bus services and the nearby main road will take you to the north coast at Portreath or easy access to the A30. Redruth town is within approximately one and a half miles and a substantial Aldi store is within approximately half a mile. To summarise, this is a good modern family home with much to commend it and the vendors inform us there is no onward chain.

## ENTRANCE PORCH

Tiled floor and a storage cupboard for shoes. Door to:

## HALLWAY

Stairs to the first floor with an understairs cupboard, consumer unit and a radiator.

## LOUNGE

**10'2" x 12'7" (3.10m x 3.84m)**

With a radiator.

## KITCHEN/DINER

**16'4", 127'11" x 11'5" (5,39m x 3.50m)**

One and a half bowl sink unit with adjoining working surfaces, cupboards and drawers beneath and eye level cupboards. Fitted oven, a gas hob and cooker hood. Space for further white goods and a cupboard housing a Baxi combination gas boiler. Patio doors to the rear garden.

## FIRST FLOOR

### BEDROOM 1

**11'3" x 12'5" (3.45m x 3.81m)**

Radiator and an open view to St Agnes Beacon.

### BEDROOM 2

**7'11" x 11'9" (2.43m x 3.60m)**

With a radiator.

### BEDROOM 3

**9'2" x 11'10" (2.80m x 3.62m)**

An L shaped room with a radiator.

## BATHROOM

**5'7" x 9'1" (1.71m x 2.79m)**

Panelled bath with a tiled surround and a separate shower cubicle with a mains shower and glass doors. Enclosed wash hand basin with a mirrored medicine cabinet over. Low level wc, a ladder towel radiator and an extractor fan.

## OUTSIDE

Immediately to the front of the property a parking space is provided together with a further dedicated area literally within a few feet of the property. The rear garden is well enclosed, designed with ease of maintenance in mind and combining a good degree of privacy. There is a decked area and two useful outbuildings. Outside tap

and two power points. The grounds have been thoughtfully laid out and include established flower borders.

### DIRECTIONS

From our office in Redruth proceed down Chapel Street to the roundabout by Tesco and continue straight over towards Portreath. After approximately one and a half miles turn right at the crossroads towards North Country, take the first turning left into Lower Trenoweth Estate and the property will be found at the top of the first cul-de-sac on the left hand side.

### 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 8 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor, Three - Good outdoor & variable

indoor, O2 - Good outdoor, Vodafone - Good outdoor (sourced from Ofcom).



## Road Map



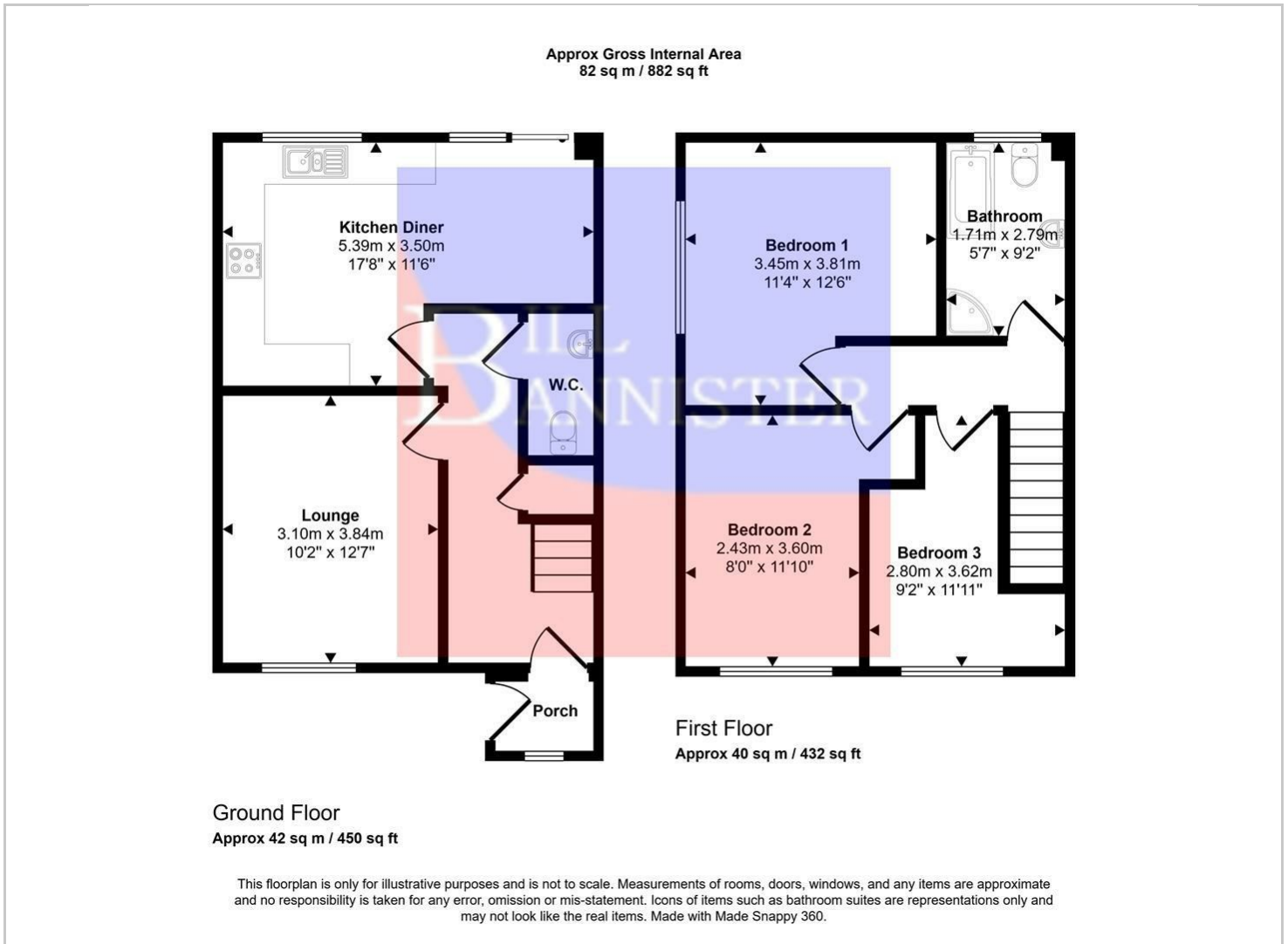
## Hybrid Map



## Terrain Map



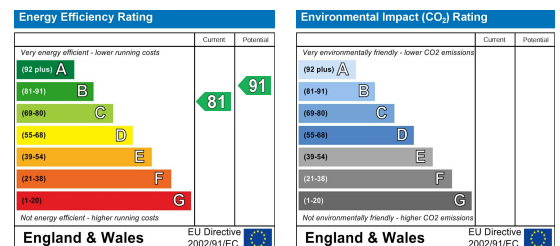
## Floor Plan



## 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.