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BILL BANNISTER

Sales & Lettings



2 Bardia

South Downs, Redruth, TR15 2NP

£219,950



Offered for sale with no onward chain, this mid terraced cottage offers good sized family accommodation. The property benefits from three bedrooms, a lounge with a wood burner, a separate dining room, a kitchen and bathroom. It is double glazed and this is complemented by a bottled gas heating system. Externally there is an enclosed lawned front garden and a low maintenance rear garden.



Situated on the outskirts of Redruth town in a popular location, this centre house of three is set well back from the main road. Over the years the vendor has completed a program of updating and the property has double glazing together with a bottled gas heating system and a wood burning stove. To the ground floor there is a hallway and then a lounge that focuses on the wood burner. There is a separate dining room of generous proportions leading to the kitchen. To the first floor there are three bedrooms with the front two having views towards the Carn. Externally there is an enclosed lawned front garden with a pedestrian gate and pathway. There is also a covered area for recycling etc. To the rear there is a low maintenance enclosed garden with a pathway leading to the main South Downs road. Bus services can be found in South Downs and Redruth town is within approximately two miles and the A30 is within a mile or so further.

ENTRANCE VESTIBULE

Approached via a upvc door. Tiled floor and an electric meter cupboard. Small pane door to:

INNER HALL

With a tiled floor.

LOUNGE

13'5" x 12'10" (4.09m x 3.93m)
Focusing on a fine granite lintel and surround with a slate hearth and an inset wood burning stove. Open joist ceiling, a radiator and wall lights.

DINING ROOM

16'7" x 9'6" (5.06m x 2.92m)
Tiled floor, stairs to the first floor and a radiator.

INNER LOBBY

With a tiled floor, shelving and a cupboard with space for white goods.

KITCHEN

6'8" x 9'0" (2.04m x 2.76m)
Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, eye level cupboards and a tall cupboard. Door to the rear and a radiator. Appliances include an oven, a hob, a hood, a dishwasher and a fridge/freezer.

BATHROOM

8'1" x 5'3" (2.48m x 1.61m)
Panelled bath with a mains shower, a screen and a tiled surround. Pedestal basin with a splash back, a bottled gas combi boiler, an electric fan and an extractor. Radiator.

FIRST FLOOR

BEDROOM 1
13'10" x 9'6" (4.22m x 2.91m)
An open view to the front and a radiator.

BEDROOM 2
8'5" x 11'9" (2.59m x 3.60m)
With a sloping ceiling, a radiator and spot lights.

BEDROOM 3
7'7" x 8'10" (2.32m x 2.71m)
With a fine view to the front and a radiator.

OUTSIDE

There is an enclosed lawned front garden with a pathway and a pedestrian gate. Tucked away to one side is a storage enclosure for recycling etc. The rear garden is enclosed and low maintenance with an outside tap. A gateway leads to a pedestrian and vehicular path skirting the house next door onto the main South Downs road.

DIRECTIONS

From our office in Redruth proceed along Penryn Street under the viaduct into Falmouth Road and all the way up to the five crossroads and traffic lights. Continue straight over into South Downs, over the mini roundabout and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains metered water, mains electricity, bottled gas heating and a wood burner.

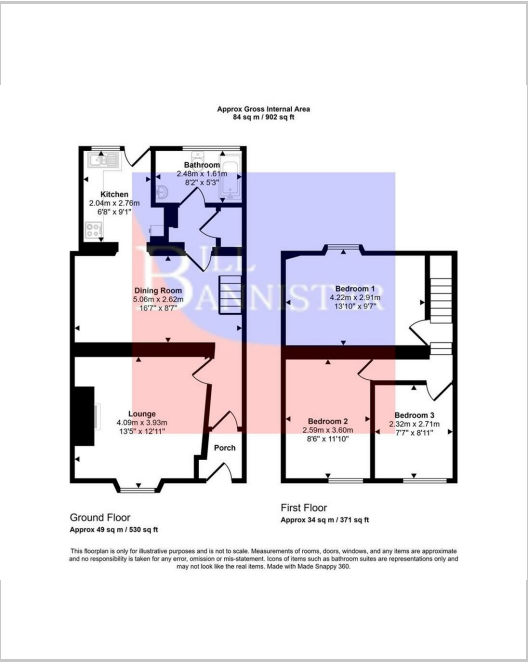
Broadband highest available download speeds - Standard 13 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

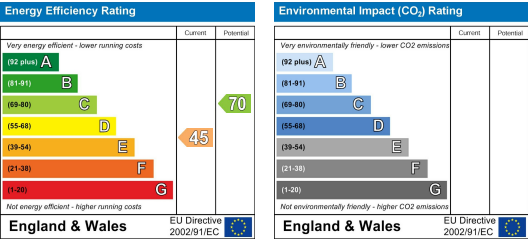
Area Map



Floor Plans



Energy Efficiency Graph



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