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BILL BANNISTER

Sales & Lettings



13 Gilly Hill

Redruth, TR15 2RN

£259,950



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We are delighted to bring to market this lovely end of terrace, three bedroomed family home, benefiting from an elevated position and most conveniently placed within walking distance of Redruth town centre. Thoroughly and thoughtfully renovated and restored to a high standard throughout by the current vendors, an early viewing is absolutely recommended to truly appreciate what is a very welcoming home. Lime mortar has been applied to both the external and internal walls to the front whilst the external rear wall has had the same application. Double glazed hard wood sash windows throughout along with Victorian style quarry tiles in the hallway and on into the kitchen/diner give both a welcoming look and feel. The opening up of the original fireplace in the lounge/living room at the front of this home has been complemented by the use of lime mortar within the surround. The double aspect kitchen/diner has been redesigned, introducing an open feel thanks to adhering to only base level units and drawers; it should be noted that said units are all hand built. Hard wood double glazed French doors open out onto the pleasant rear patio with a lawned garden beyond. Stairs to the first floor take a ninety degree left turn onto a reverse U-shaped landing where the vendors have refloored two out of the three bedrooms, along with the family bathroom which features stylish timber wainscoting. It has both a bath and the bonus of a large separate shower cubicle with a thermostatic shower. Externally, to the front there is a low maintenance concrete frontage with a rockery of stones and low growing plants. To the rear, the garden can be accessed from French doors in the kitchen/diner which open out onto the generous patio, behind which is a pleasant laid to lawn area. There is a mature border to the left side but with a lower fenced border to the right, this property's elevated position really does give a feeling of space within this garden which has been well maintained. To the rear of the garden, there is a summerhouse with both lighting and power along with a large shed which would make an ideal workshop or re-purposed to the new owner's requirements. Both garden buildings are accessed via sunken slabs through the lawn. Please note that the vendor has advised that the following are included in the sale; wood burner, Rangemaster gas cooker, fridge/freezer, integrated dishwasher and washing machine. In terms of location, the property is well placed for local schools and there is a Co-op convenience store within a few minutes walk. The centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can be

reached on foot within ten minutes or less as can the main line railway station in the town where there are also bus services to Truro, Falmouth and other destinations. Further afield, Portreath Beach can be accessed in around fifteen minutes 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

Hard wood front door with two high level clear double glazed panels leads to:

HALLWAY

Stairs to the first floor. Services cupboard and an open downstairs storage area with a radiator. Mains smoke alarm and quarry tiling throughout.

LOUNGE

11'6" x 11'8" (3.52m x 3.58m)

Hard wood double glazed sash bay window overlooking the front garden and aspect behind a deep slate sill. Traditional fireplace with a log burner set on a slate hearth. Radiator.

KITCHEN/DINER

17'9" x 9'9" (5.43m x 2.99m)

Fitted with a range of hand built base level storage cupboards and drawers with straight edge work surfaces and matching upstands. Rangemaster gas cooker, an inset Belfast sink and spot lighting. A dual aspect with a radiator below a double glazed sash window overlooking the side aspect with views towards the town. Double glazed sash window behind a deep sill overlooking the rear garden and aspect. Double glazed French doors open out to the rear patio. Space for a tall fridge/freezer. Quarry tiling and a main smoke alarm.

FIRST FLOOR

LANDING

Reverse U shaped landing. Door opens to a full height storage cupboard housing a Baxi boiler with space and plumbing for a washing machine. Loft access hatch, a mains smoke alarm and a Nuair PIV vent.

BEDROOM 1

9'10" x 12'5" (3.01m x 3.81m)

Double glazed sash window overlooking the front garden and aspect behind a deep sill.

BEDROOM 2

10'0" x 10'9" (3.05m x 3.29m)

Radiator below a double glazed sash window overlooking the rear garden and aspect with far reaching views over Redruth town.

BEDROOM 3

7'7" x 8'4" (2.32m x 2.55m)

Double glazed sash window behind a deep sill overlooking the front garden and aspect. Radiator.

FAMILY BATHROOM

7'6" x 8'0" (2.29m x 2.45m)

Partially wood panelled with a low level wc and a built-in cistern. Wash hand basin on a stand and a bath with a handheld mixer shower attachment. Large shower cubicle with a thermostatic shower, tiled splash back and sliding glazed doors. Double glazed sash window overlooking the rear garden and aspect with far reaching views towards Redruth town.

OUTSIDE

To the front there is an enclosed low maintenance front garden with low level block walled borders and a decorative pebbled rocky feature. A gate opens to a side pathway leading to a rear access. Outside light at the front. French doors from the kitchen/diner open out to a rear slabbed patio with a gravelled border and an external power point. There is a dwarf walled border to one side with an external tap and borders of mature trees, plants and shrubbery. Beyond the slabbed patio there is a laid to lawn area with a fenced border having mature plants, bushes and shrubbery. A step leads down to a lower patio area with gated access to the front. Sunken patio slabs form a pathway to the rear of the garden. A gate opens to an outdoor storage area

to the side of a SUMMERHOUSE with lighting and power. There is also a SHED/WORKSHOP with lighting and power.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and under the viaduct into Falmouth Road. Pass Trewirgie School on your right and take the second turning right into Gilly Hill where the property will be found on the right 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 18 Mpbs, Superfast 80 Mpbs, Ultrafast 1000 Mpbs (sourced from Ofcom).

Mobile signal -

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



Road Map



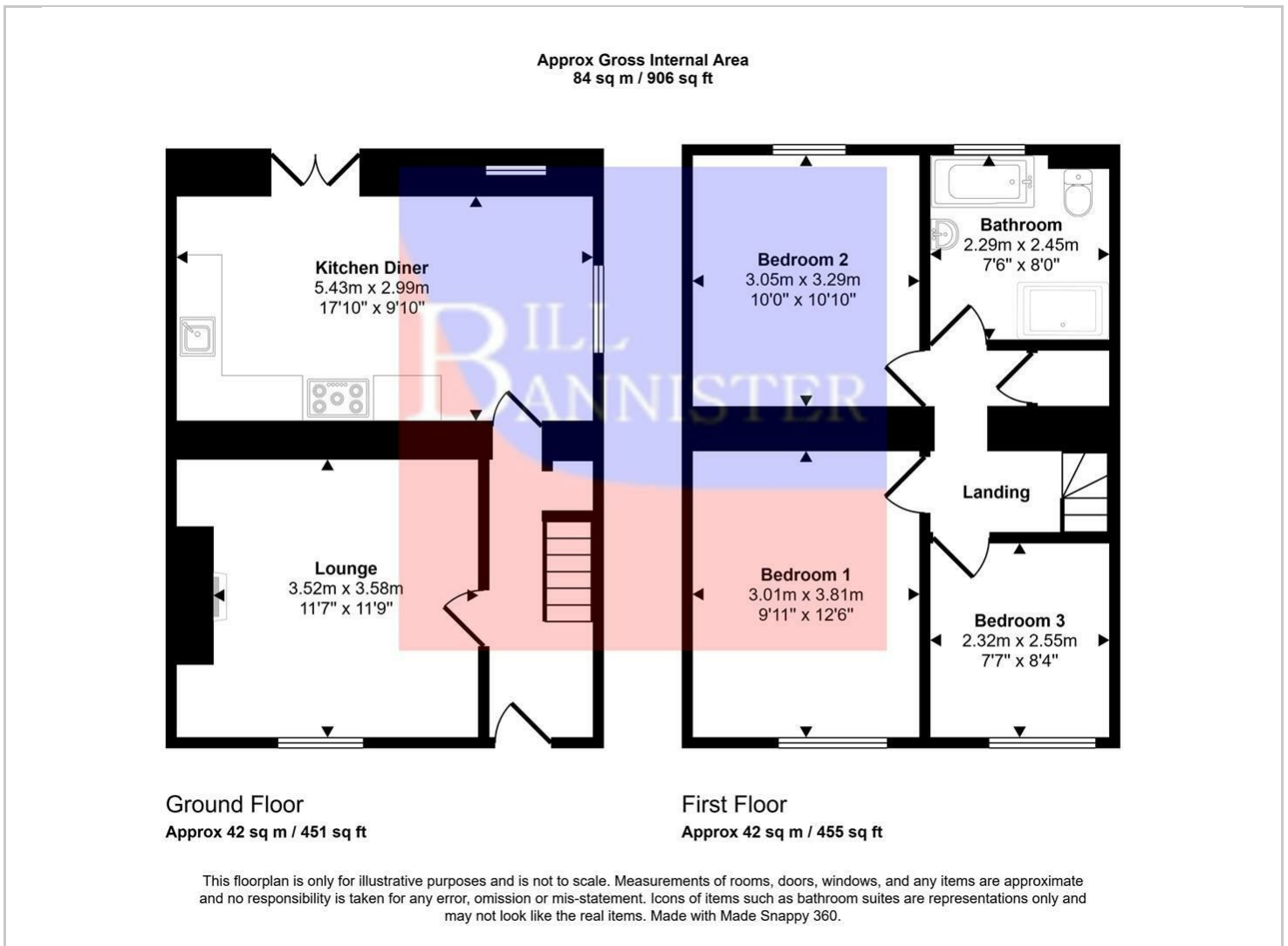
Hybrid Map



Terrain Map



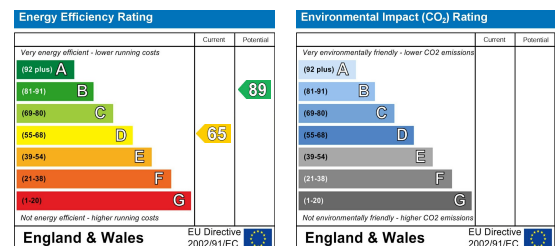
Floor Plan



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.