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# BILL BANNISTER

Sales & Lettings



## 83A Clinton Road

Redruth, TR15 2LT

**£299,950**



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New to the market is this lovely three bedroomed family home, built in the late 1990's but certainly in keeping with other older properties in the area and occupying an elevated position, set back from the road via a split level front garden. The property is situated on the Falmouth side of Redruth, in a much sought after and convenient area in which to reside and an early viewing is certainly recommended. The front door opens into a very useful entrance hallway with an internal door thereafter opening into the large, deep and most pleasant double aspect lounge/living room/diner. From this room, a door opens into the rear hallway which accesses the rear garden and has the added bonus of a downstairs toilet. This rear hallway connects the U-format fitted kitchen, which has dining space if so required, with the remainder of the property and includes an integrated oven and grill and gas hob with extractor hood over. There is space and plumbing for a washing machine as well as space for under counter fridge and separate freezer. To the first floor, there are three bedrooms, one to the front and two to the rear. The front bedroom enjoys the elevated outlook whilst the rear bedroom, stepped down from the landing, has the added benefit of an en-suite shower room. The third bedroom sits in between. All of the bedrooms are complemented by a family bathroom. Externally, to the front, there are decorative slabbed steps up to the property which divides mature split level borders of bushes, plants, shrubbery and trees. There is a laid to lawn area immediately in front of the property and the pathway continues to the front door which is under a shared canopy. The decorative pathway continues around the side of the property before steps down to a rear patio. From here, the patio leads around to the rear where again, the garden is a three level split format. The decorative slabbed steps lead up to the rear elevated patio with decking area. There is rear access to the single garage which has lighting, power and an up and over door. A rear pathway splits the garage and a summerhouse and gives access to the recently added car port, constructed over a gravel driveway where you will also find front access to the garage. The rear lane gives vehicular access from the property. In terms of location, the property is well placed for local schools. Amenities wise, there is a Co-op convenience store and a fish and chip shop with a restaurant within walking distance. Easy access is also given to Victoria Park and Trefusis Park both within approximately a ten minute walk. The centre of Redruth, which has a variety of retail shops, both independent and chain, cafes, public houses and a cinema, can be reached on foot in around 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 accessible being within a similar distance. Further afield, Portreath Beach can be accessed in around fifteen 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.

Front door with two lattice framed obscure double glazed panels and an obscure double glazed panel above opens to:

#### **ENTRANCE HALLWAY**

Internal door with a half clear glazed panel opens to:

#### **LOUNGE/DINER**

**12'9" x 30'7" (3.89m x 9.34m)**

A dual aspect room with a three part upvc double glazed front window, two being sash style and the middle window is bottom opening with a radiator below. Coal effect gas fire (not currently used) set on a slate hearth with a wooden fireplace surround. Second radiator and a upvc double glazed window overlooking the rear patio and raised rear garden beyond. Door opens to an understairs full height storage cupboard. Door to:

#### **REAR HALLWAY**

Upvc door with a half clear double glazed panel and a clear double glazed side panel leading out to the rear patio. Mains smoke alarm.

#### **WC/CLOAKROOM**

Low level wc, wash hand basin with a tiled splash back and a Manrose extractor fan.

#### **KITCHEN**

**11'5" x 9'10" (3.49m x 3.01m)**

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces and decorative brick effect tiled splash backs. Radiator. One and a half bowl stainless steel sink and drainer below two upvc double glazed windows overlooking the rear garden and aspect. Built-in Neff gas hob with a built-in Indesit extractor hood over and a Beko built-in oven and grill below. Space and plumbing for a washing machine, space for an undercounter fridge and an undercounter freezer. Baxi boiler installed in 2023.

#### **FIRST FLOOR**

#### **LANDING**

Mains smoke alarm and a loft access hatch.

#### **BEDROOM 1**

**12'7" x 12'2" (3.86m x 3.72m)**

Three part upvc double glazed windows, two of which are fixed. Radiator.

#### **FAMILY BATHROOM**

**6'5" x 7'1" (1.96m x 2.17m)**

Low level wc and wash hand basin with a tiled splash back. Bath with a mixer tap, shower over and a tiled splash back. Radiator and a upvc obscure double glazed window to the side aspect. Built-in shelving feature and a Manrose extractor fan.

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## BEDROOM 2

12'1" x 9'3" (3.70m x 2.84m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator, loft access hatch and a full height built-in storage cupboard. Door to:

## EN-SUITE SHOWER ROOM

6'6" x 4'11" (1.99m x 1.50m)

Low level wc and a wash hand basin with a tiled splash back. Raised shower cubicle with a Mira Jump electric shower, tiled splash back and a hinged frosted glazed shower door.

## BEDROOM 3

6'5" x 10'7" (1.98m x 3.24m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator.

## OUTSIDE

To the front there is a split level frontage with decorative slabbed steps leading up to a lawned front garden. There is a split level border of mature bushes and shrubbery and a laid to lawn area. The decorative slabs lead to the front door under a shared canopy. A pathway leads to the rear with steps down to a rear patio with an outside light. The rear garden is also split level with a raised gravelled area having a border of mature plants and shrubs. There is a pond and the decorative slabbed steps lead to a top patio with a decking feature and a slabbed patio. A door with a half glazed panel and light over opens to the rear of a SEMI DETACHED SINGLE GARAGE 2.74m x 5.51m (9' x 18'1) with an up and over door, lighting and power. There is a SUMMERHOUSE 1.99m x 1.97m (6'6 x 6'6) and a pathway leads to a gate opening a to a rear car port and gravelled driveway.

## DIRECTIONS

From our office in Redruth proceed along Penryn Street, under the viaduct and turn left into Treruffe Hill. At the junction turn right into Clinton Road and the property will be found at the far end on the left hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

## SERVICES

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

Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



## Road Map



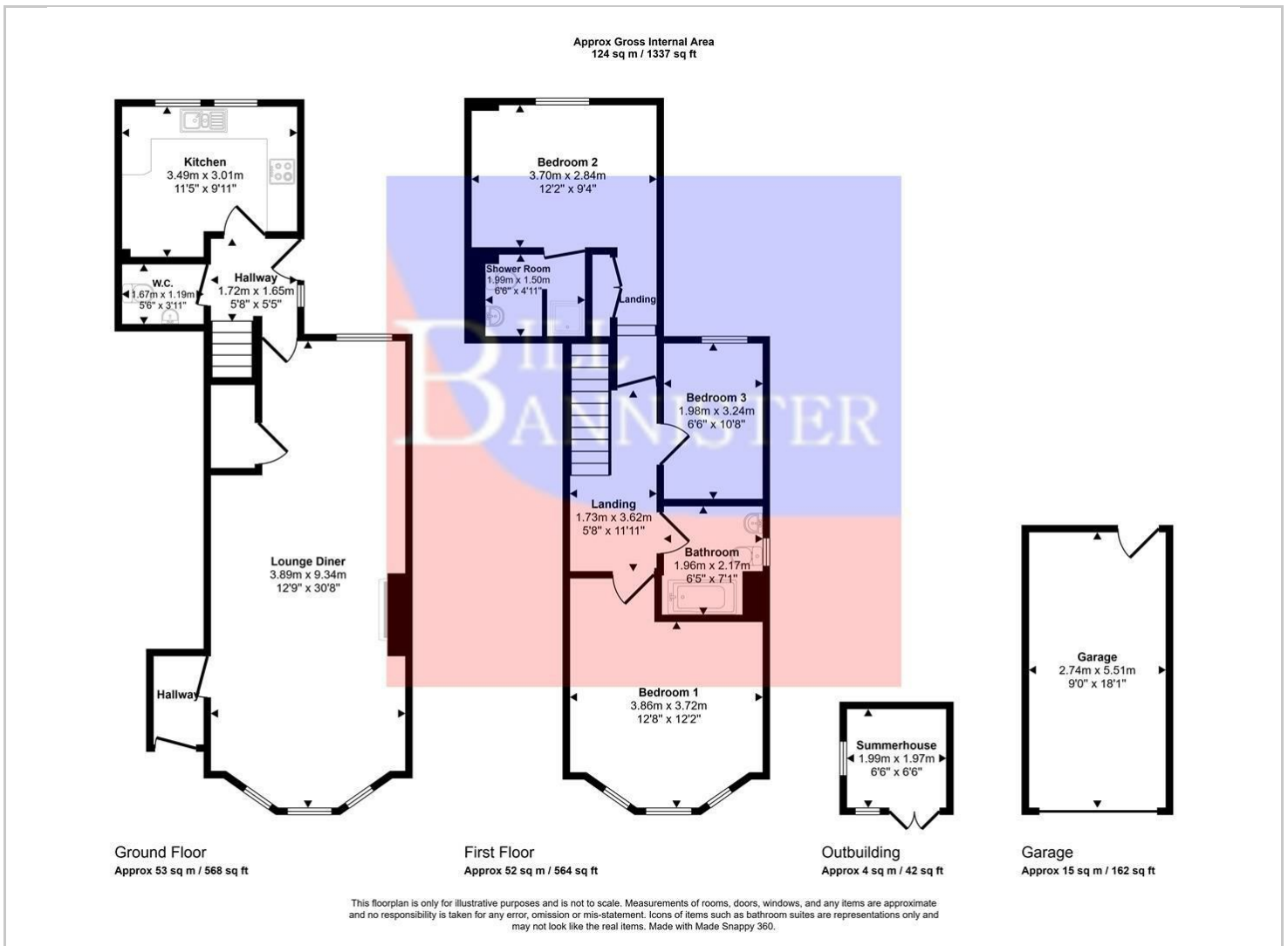
## Hybrid Map



## Terrain Map



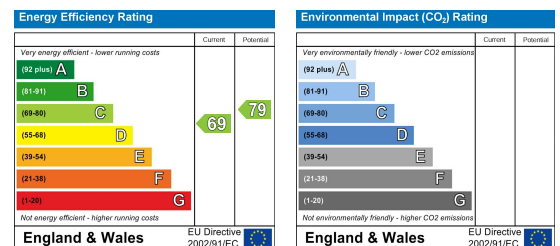
## Floor Plan



## 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



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