

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



4 Southgate Street

Redruth, TR15 2LU

£204,950



Ideal for first time buyers or investment purposes, this lovely updated terraced cottage benefits from well presented accommodation. There are two bedrooms with a good sized family bathroom, an entrance porch, an open plan lounge/diner with a multi fuel stove and a kitchen to the rear. The property is double glazed and this is complemented by gas heating. Externally there are lawned gardens to both the front and rear.



Situated on the Falmouth side of Redruth in both a convenient and popular location, we are very pleased to bring to market this two bedroom terraced cottage, set back from the road and in a slightly elevated position. Tastefully updated by the current vendors, this home is an ideal first time buy or for investment purposes. The property has a very practical entrance porch which in turn leads into a particularly generous hallway. There is a really good sized double aspect lounge/diner with a raised inset multi fuel burner in the rear half. Open access is given to the fitted U-format kitchen which has a range of both eye level and base level storage options with space and plumbing for a washing machine and inset space ideal for a fridge freezer. Access to the first floor is via a switchback staircase with a large window halfway casting much light onto the landing area. Both bedrooms are to the front of the property and enjoy views towards open countryside in a south westerly direction. Both bedrooms are complemented by a large, well designed, family bathroom with a layout that is bright, open and airy and well equipped with a freestanding bath with a freestanding tap and handheld shower along with a separate double shower enclosure with a thermostatic shower. Externally, to the front, a pedestrian gate with steps up onto a front pathway leads to the entrance porch. There is a laid to lawn front garden with mature borders and a Palm tree feature. To the rear, the door from the kitchen leads out onto a patio with garden shed. There is a traditional walled, part courtyard style enclosure from where steps up access the raised split level garden which is primarily laid to lawn. There is a raised planting area to the rear. In terms of location, there is a Co-op convenience store and a fish and chip shop with a restaurant within walking distance. The centre of Redruth, which has a variety of retail shops, 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 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.

Upvc front door with half clear double glazed panel opens to:

ENTRANCE PORCH

7'2" x 4'5" (2.20m x 1.35m)

A dual aspect with half double glazed upvc windows. Internal front door with obscure glazed panels opens to:

HALLWAY

A wide hallway with stairs to the first floor. Radiator and open access to the kitchen.

LOUNGE/DINER

LOUNGE AREA

10'2" x 11'10" (3.10m x 3.62m)

Radiator below a wood framed double glazed window overlooking the front garden and aspect.

DINING AREA

10'5" x 9'6" (3.19m x 2.90m)

Upvc double glazed window overlooking the rear garden and aspect with a window seat below. Inset raised multi fuel burner. Open access to:

KITCHEN

7'8" x 6'10" (2.35m x 2.10m)

A U shape format with a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces. Space for a gas cooker below an integrated cooker hood. Space and plumbing for a washing machine, Glow Warm boiler. Single stainless steel sink and drainer below a upvc double glazed window overlooking the side aspect and tiled splash backs. Inset space for a tall fridge/freezer. Half obscure double glazed panelled door to the rear garden.

FIRST FLOOR

T SHAPED LANDING

Upvc double glazed window to the rear aspect half way up.

BEDROOM 1

9'6" x 12'7" (2.90m x 3.85m)

Radiator below a wood framed double glazed window overlooking the front garden and aspect with wider views towards the open countryside in a south westerly direction.

BEDROOM 2

7'3" x 12'11" (2.21m x 3.96m)

Radiator below a wood framed double glazed window overlooking the front garden and aspect with wider views towards open countryside in a south westerly direction. Loft access hatch.

FAMILY BATHROOM

11'4" x 6'11" (3.47m x 2.12m)

Fully tiled with a low level wc and a wash hand basin set on a countertop vanity unit with mirrored medicine cabinet above. Free standing bath with free standing taps including a mixer handheld shower head. Double shower enclosure with a thermostatic shower, rain head and handheld shower attachments and aqua board splash back. Full height storage cupboard with louvre doors. Upvc obscure double glazed window set in a deep sill to the rear aspect. Radiator.

OUTSIDE

To the front a gate and steps lead up to a concrete path to the entrance porch. There is a dwarf wall to the right and a laid to lawn garden with a mature hedging border to one side and a walled border to the other side with a Palm Tree feature. To the rear a door from the kitchen leads to a concrete patio with a shed and a traditional walled courtyard feature. The rear garden is split level and raised with steps up a side path. There is a laid to lawn area with a traditional walled border to one side and a fenced border to the other. The laid to lawn area is divided by a fence with a hinged gate and there is a rear raised planting area.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and under the viaduct into Falmouth Road. Proceed up to the traffic lights and straight over into Southgate Street where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

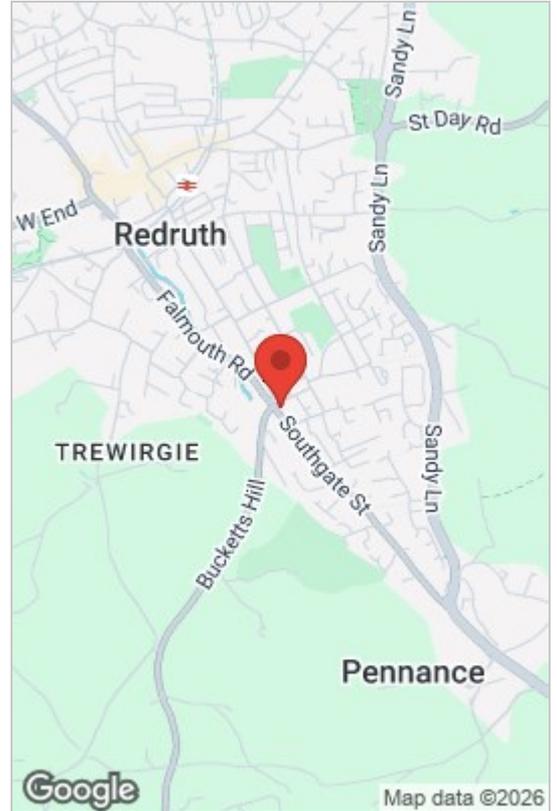
Mains drainage, mains water, mains electricity, mains gas heating and a multi fuel stove.

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

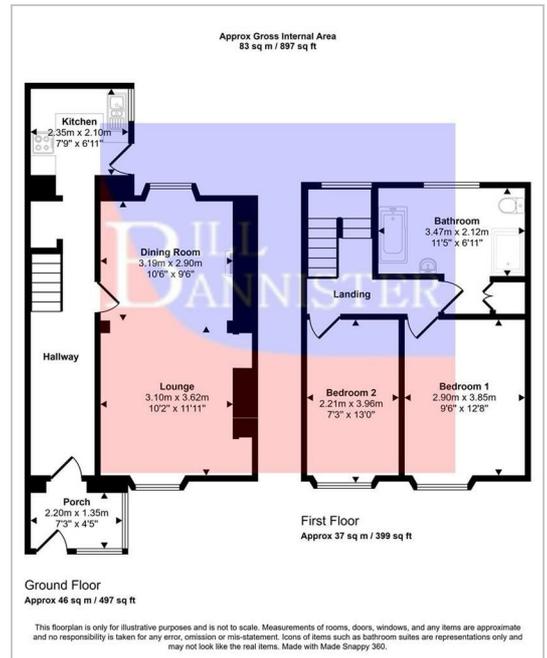
Mobile signal -

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

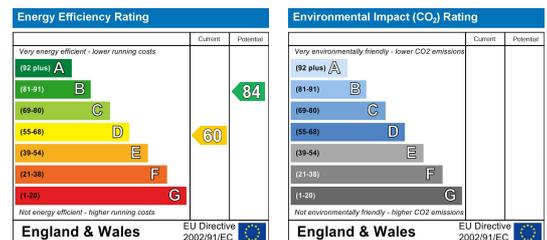
Area Map



Floor Plans



Energy Efficiency Graph



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