



## 33 Penhale Estate

Redruth, TR15 1HG

**Guide price £180,000**



Situated on a popular residential development, this very well presented terraced house offers two bedrooms, a lounge, fitted kitchen/diner and a first floor bathroom. It is double glazed and this is complemented by gas fired heating. Externally there is communal parking, an open plan front garden and a well enclosed rear garden with a sun deck and the bonus of an outbuilding.



Tucked away in the corner and set back from the parking areas, this is a modern two bedroom house with a low maintenance exterior. There is a front porch leading to the lounge and then onto a kitchen/diner with a range of appliances. There are two first floor bedrooms with the front bedroom having an open aspect towards the coast. There is also a family bathroom. The rear garden is well enclosed with an outbuilding and an area of astro turf plus a sun deck. To the front there is an open plan grassed area. The property is within approximately a mile of the town and there are shopping facilities and bus services available within perhaps five or six hundred yards.

### ENTRANCE PORCH

With a upvc double glazed door and window. Partially glazed door to:

### LOUNGE

16'11" x 9'11" (5.18m x 3.04m)

With stairs to the first floor and understairs storage. Radiator.

### KITCHEN/DINER

17'11" x 7'1" (5.48m x 2.17m)

With a tiled floor a door and window to the rear elevation. Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath plus a fitted oven, hob and cooker hood. A dishwasher is provided, there is space for white goods and matching eye level cupboards.

### FIRST FLOOR

#### BEDROOM 1

10'3" x 9'11" (3.14m x 3.04m)

A lovely room with a view from the front elevation. Radiator.

#### BEDROOM 2

7'2" x 4'7" plus a recess 3'4" x 6'4" (2.20m x 1.40m plus a recess 1.03m x 1.94m)

Radiator.

### LANDING

Cupboard housing a Glow Worm gas combi boiler.

### BATHROOM

Twin grip panelled bath with a tiled surround and a mains shower. Enclosed wash hand basin and a low level wc. Radiator.

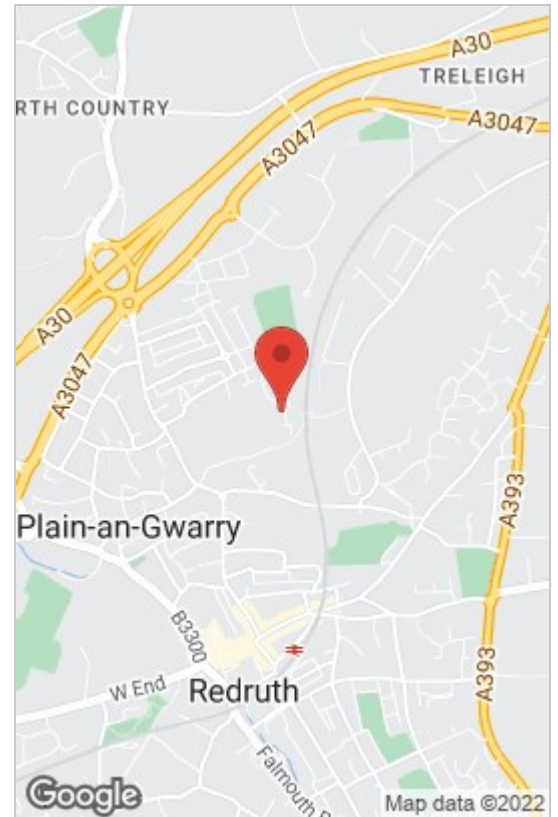
### OUTSIDE

Penhale Estate offers plenty of communal parking areas. To the front a pathway leads to the front door with an open plan lawned garden. The rear garden is well laid out with astro turf and steps lead to a decked area taking advantage of the sun. There is a STORE 2.90m x 1.80m (9'6 x 5'10) and an outside tap.

### DIRECTIONS

Leave the A30 westbound at Redruth and at Avers roundabout take the second turning on the left just after Aldi down towards the Ambulance Station. A little further down turn left into Strawberry Lane and continue up here where Penhale Estate will be the road branching to the right. Continue along and the property will be found near the right hand end of the block of houses facing you.

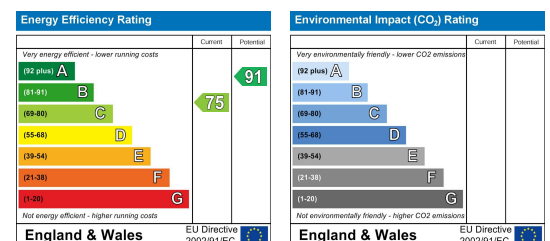
### Area Map



### Floor Plans



### 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.