

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## 1 Goonrawe

Spannon Gate, Redruth, TR16 4JD

**£249,950**



Set in a peaceful rural location, this lovely semi detached character cottage benefits from two bedrooms, a lounge with a multi fuel stove, a kitchen/diner and a first floor shower room. The property is double glazed and this is complemented by electric heaters. Externally there is a beautiful well stocked south facing front garden with the bonus of three sheds and parking facilities to the front.



We are very pleased to bring to market this two bedroomed property, built in the 1800's and in a particularly peaceful setting, benefiting from a delightful south facing front garden that gives a very warm welcome from the front boundary. On arrival internally and once through the entrance porch, you will find yourself in a thoroughly modern kitchen/diner nestled inside this traditional Cornish cottage. The cosy double aspect lounge is complemented by a multi fuel burner and thereafter, the first floor is accessed by a lovely pine staircase. On reaching the landing, you will find two bedrooms complemented by a family shower room set in between. It is worth noting the pleasant views towards open countryside from the second bedroom. Externally, a gravel driveway affords off road parking for two vehicles leading to the aforementioned front garden that offers plenty of opportunity and interest for those keen gardeners to exploit along with the bonus of three sheds! In terms of location, Redruth town centre is approximately two miles distant, offering both independent and chain stores, cafes, a cinema and public houses. A main line railway station in the town gives links to London as well as bus services to Truro and Falmouth. Furthermore, the coastal village of Portreath with its access to the South West Coastal Path can be reached in around ten minutes by car and there are many other local attractions within easy reach. No Onward Chain.

Upvc front door with a double glazed panel and a double glazed side panel leads to:

**ENTRANCE PORCH**

Double aspect with a further upvc double glazed window to the side aspect. Internal casement glazed door leads to:

**KITCHEN/DINER**

14'8" x 8'9" (4.49m x 2.67m)

A range of a low level storage cupboards and drawers with straight edge laminate work surfaces and upstands. Composite single sink and drainer and a upvc double glazed window with a deep sill overlooking the front garden. Porcelain floor tiles and a corridor leading to:

**LOUNGE**

11'8" x 8'10" (3.57m x 2.71m)

A multi fuel burner set on slate tiles with a wooden surround. This is a dual aspect room with a upvc double glazed window overlooking the front aspect. Pine wooden staircase to the first floor and an understairs storage cupboard.

**FIRST FLOOR**

**LANDING**

Two loft hatches, a smoke alarm and a Drimaster condensation vent.

**BEDROOM 1**

9'6" x 9'10" (2.91m x 3.02m)

A double aspect room with a upvc double glazed window overlooking the front garden and aspect plus a upvc double glazed window with views towards open countryside in a northerly direction with a deep sill.

**BEDROOM 2**

8'2" x 8'10" (2.50m x 2.70m)

Upvc double glazed window overlooking the front garden and aspect with far reaching views southwards.

**FAMILY SHOWER ROOM**

7'1" x 6'3" (2.16m x 1.92m)

Low level wc, wash hand basin with a tiled splash back and a double shower enclosure with a Triton T80 Easy electric shower and tiled splash back . Upvc double glazed window overlooking the front garden and aspect with views towards the south. Storage cupboard housing a hot water cylinder with slatted shelved storage. Mirrored medicine cabinet above the wc and a wall mounted electric towel rail.

**OUTSIDE**

To the front is a gravel driveway providing parking for up to two vehicles. A path to the front divides two laid to lawn areas and there are borders of mature bushes, shrubs and plants. There are three sheds and a raised gravelled area again with a border of mature bushes, shrubs and trees behind. The path to the front door then leads on to wrap around one side of the property to the rear. The front garden is fully enclosed with traditional walled borders.

**DIRECTIONS**

From our office in Redruth take the main road towards Portreath passing over the roundabout by Tesco and under the railway bridge. Take the next turning left onto the old Portreath Road and follow this all the way to the crossroads at Sparnon Gate. Go straight over, take the first left and proceed along here passing the allotments on the right and the property will then be found just after on the right hand side.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: B.

**SERVICES**

Private drainage (septic tank), mains water, mains electricity, electric heaters and a multi fuel burner.

Broadband highest available download speeds - Standard 25 Mbps (sourced from Ofcom).

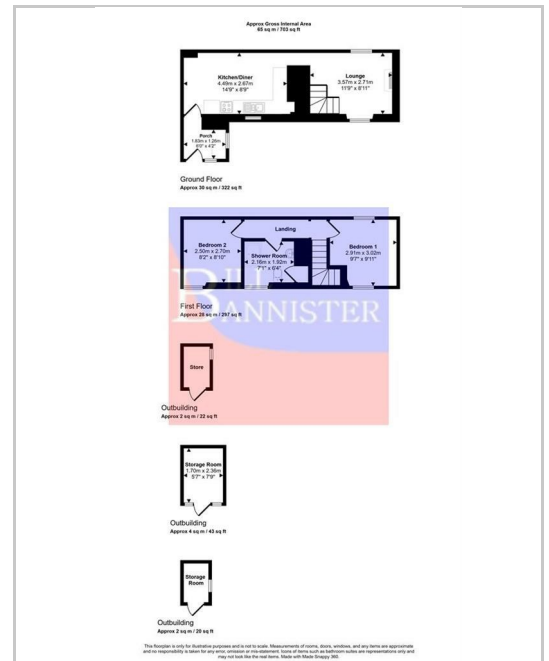
Mobile signal -

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

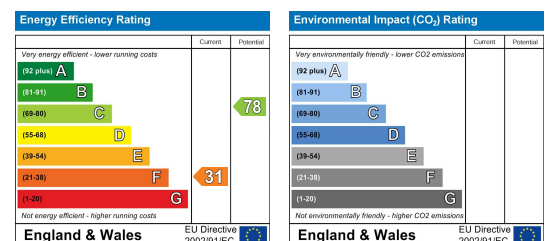
**Area Map**



**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.