

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



50 Falmouth Road

Redruth, TR15 2QP

£179,950



50 Falmouth Road

Redruth, TR15 2QP

£179,950



Offered chain free, we are pleased to bring to market this character mid-terraced cottage which is situated close to the town centre and offers well presented accommodation. Ideal for first time buyers or investment purposes, on entry, you will find a useful entrance hall with parquet flooring. There is a good sized, cosy lounge/living room with built-in shelving. The kitchen/diner is fitted with modern units and includes an integrated induction hob with an oven and grill below. From the kitchen/diner, access is given to a rear entrance hall from where one can access the rear garden. The fully tiled family bathroom is also situated here as well as a utility cupboard that has space and plumbing for a washing machine whilst a condenser tumble dryer can be sited on the shelf above. Stairs from the kitchen/diner give access to the first floor landing where the two bedrooms can be found, both being located at the front of the property. Externally, the rear garden is of a courtyard style with a split level patio. It is low maintenance with traditional walled borders and a rear planting area. In terms of location, the property is ideally situated for a number of local schools, both primary and secondary. There is a Co-op convenience store immediately opposite and furthermore, the centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can be reached on foot in a few minutes. You will also find a main line railway station in the town centre along with bus services to Truro and Falmouth. Further afield, Portreath Beach can be accessed in around fifteen minutes by car whilst Tehidy Country Park is of a similar distance. There are also many other local towns, both inland and coastal, which are conveniently accessible.

Upvc front door with obscure double glazed panel leads to:

HALLWAY

Reverse L shaped hallway with a radiator and Parquet flooring.

LOUNGE

12'10" x 12'9" (3.92m x 3.90m)

Upvc double glazed window overlooking the front aspect. Brick fireplace with a slate hearth and shelved alcoves either side.

KITCHEN/DINER

13'6" x 14'4" (4.14m x 4.39m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Built-in Cooke & Lewis induction hob with a Candy oven and grill below plus a built-in extractor hood over. Ariston condenser boiler. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear courtyard garden and aspect. Loft access hatch, a radiator and stairs to the first floor. Door to:

REAR HALLWAY

Utility cupboard with space and plumbing for a washing machine and space for a condenser tumble dryer above. Upvc door with a half clear double glazed panel opens to the rear garden. Door to:

BATHROOM

5'9" x 6'8" (1.76m x 2.05m)

Low level wc and a wash hand basin with a tiled splash back. Bath with a mixer shower over. Radiator and a upvc obscure double glazed window to the side aspect.

FIRST FLOOR

LANDING

BEDROOM 1

7'8" x 11'6" (2.36m x 3.53m)

Upvc double glazed window overlooking the front aspect behind a deep sill. Boxed-in radiator, loft access hatch and built-in shelving with hanging space.

BEDROOM 2

10'2" x 7'10" (3.12m x 2.41m)

Upvc double glazed window overlooking the front aspect behind a deep sill. Radiator.

OUTSIDE

To the rear a door from the rear hallway leads out to a low maintenance courtyard style garden with a lower patio area and an external tap. Open access to a shed and a step up to a rear patio with a rear planting area, walled borders and borders of mature plants and shrubbery.

DIRECTIONS

From our office in Redruth proceed along Penryn Street, under the viaduct into Falmouth Road and the property will be found on the left opposite Trewirgie School.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

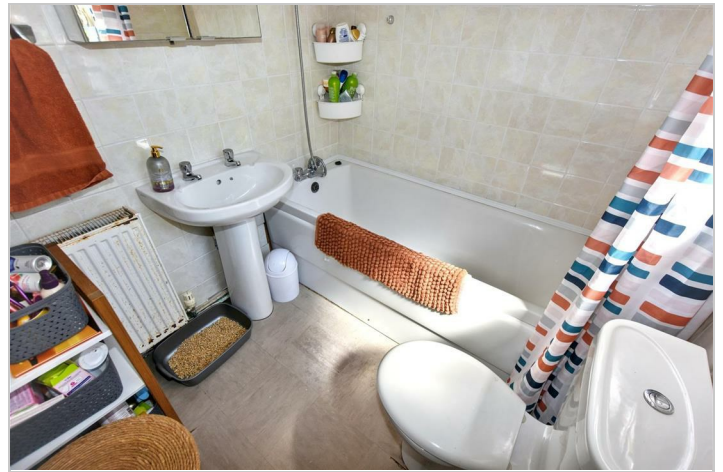
SERVICES

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

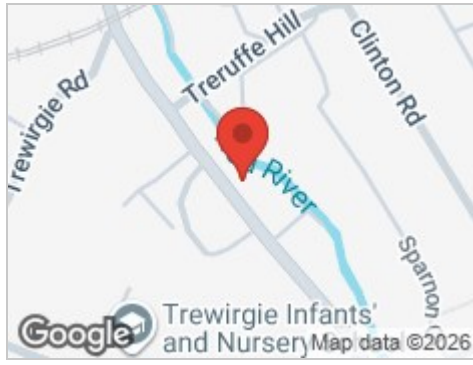
Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



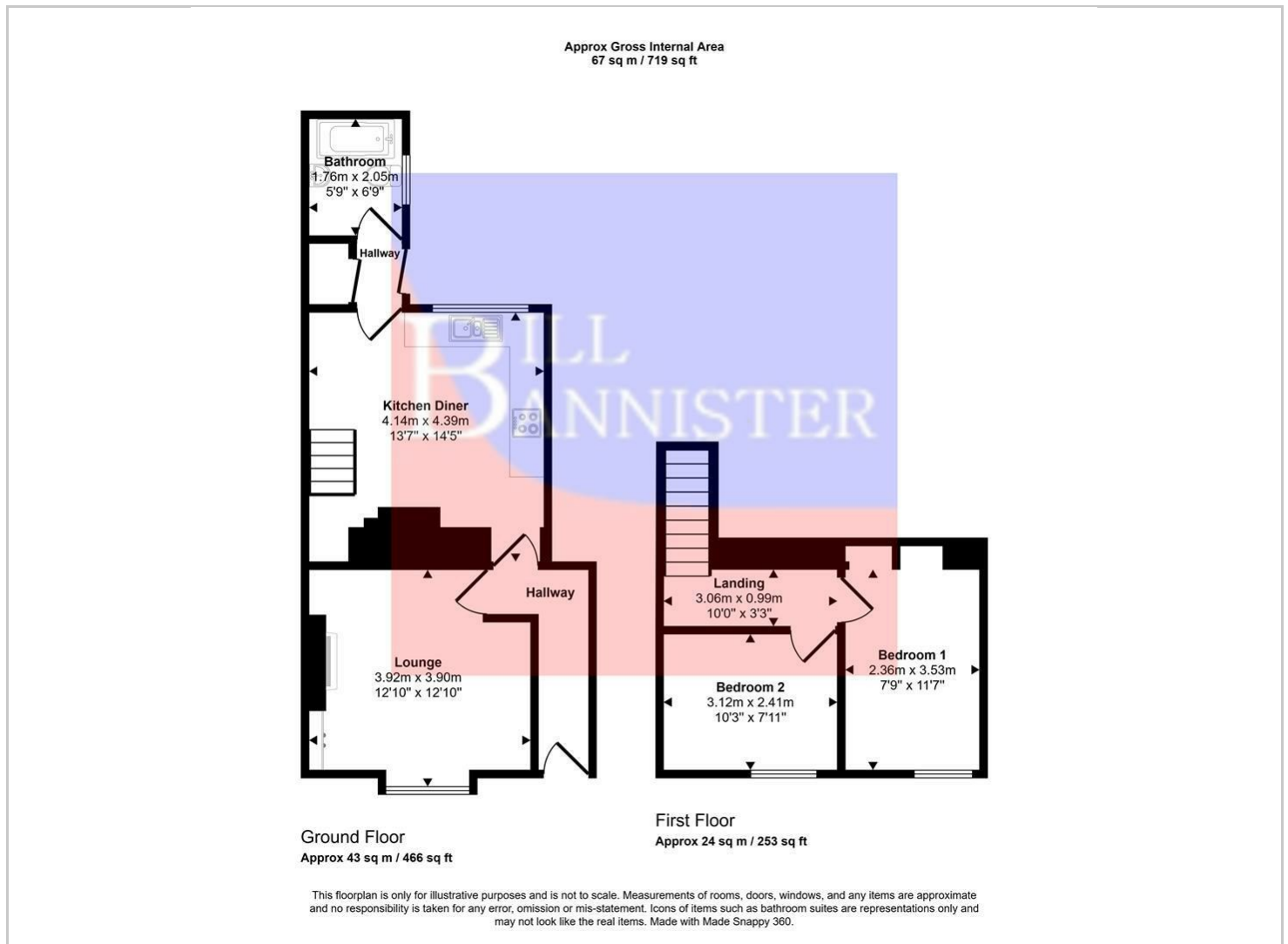
Hybrid Map



Terrain Map



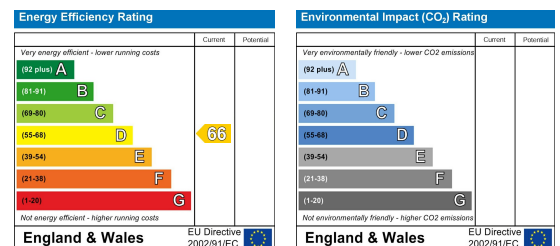
Floor Plan



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.