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BILL BANNISTER

Sales & Lettings



70 Falmouth Road

Redruth, TR15 2QP

£165,000



Ideal for first time buyers or investment purposes, this character terraced cottage is situated close to the town centre and offers well presented accommodation. There is a lounge with a wood burner, a kitchen/diner, a rear conservatory/sun room, a bathroom and a first floor bedroom. The property is double glazed and this is complemented by gas fired heating. Externally there are low maintenance gardens to both front and rear plus parking for one vehicle.



Situated in a particularly convenient location close to the town centre, this lovely mid terraced character cottage would be ideal for first time buyers or for investment purposes. It is sited in a quiet cul-de-sac made up of similar properties. The property is double glazed and this is complemented by recently installed gas central heating along with a wood burner set in a traditional fireplace. Externally there are low maintenance gardens to both front and rear plus off road adjacent parking for one vehicle. The front door of the property opens into a triple aspect porch. From there, an internal front door leads into a cosy lounge which has some original features. An open staircase leads to the first floor where a double bedroom with a built in wardrobe can be found. Returning to the lounge/living area, there is open access into the galley style kitchen/diner which in turn opens into the sun room/conservatory, creating plenty of natural light and space. A well equipped downstairs bathroom completes the internal layout. Externally, a fully enclosed, low maintenance and sheltered rear garden can be found whilst there is a walled front garden. There is a Co-op convenience store across the road 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 as can a main line railway station 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 less than a twenty minute drive. There are also many other local towns and beaches which are conveniently accessible.

A upvc front door with two obscure double glazed panels opens into:

PORCH

4'4" x 4'10" (1.33m x 1.48m)

A triple aspect room with clear glazing and a wall light. Internal front door with glazed panels opens into:

LOUNGE

10'11" x 11'8" (3.35m x 3.57m)

Stairs to the first floor and a upvc double glazed window overlooking the front garden and aspect. Log burner set in an original stone fireplace with a slate hearth and recesses to either side. Radiator and open access to:

KITCHEN/DINER

6'7" x 7'6" + 9'4" x 5'9" (2.01m x 2.30m + 2.85m x 1.76m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Space for a gas cooker, space and plumbing for washing machine plus space for further white goods. One and a half bowl composite sink and drainer with tiled splash backs. Door to the bathroom, a radiator, extractor fan and open access to:

REAR CONSERVATORY/SUN ROOM

9'10" x 6'5" (3.00m x 1.97m)

Upvc door with two decorative glass panels leading to the rear garden. Door with an obscure glazed diamond panel leads to a full height storage cupboard housing a Worcester boiler.

BATHROOM

5'8" x 7'6" (1.73m x 2.30m)

Low level wc, wash hand basin in a vanity unit and a bath with a Mira Advance thermostatic electric shower over with a glass shower screen. Half tiled throughout, radiator and an obscure double glazed window to the rear aspect. Extractor fan.

FIRST FLOOR

DOUBLE BEDROOM

9'1" x 12'1" (2.79m x 3.69m)

Upvc double glazed window set in a deep wooden sill overlooking the front garden and aspect. Built-in wardrobe with hanging and storage space. Radiator and loft access hatch.

OUTSIDE

The front garden has a slabbed pathway to the front door and the remainder of the garden is enclosed and low maintenance being laid to shingle. The rear garden is a split level low maintenance area laid to patio slabs throughout with separate raised planting areas. There is a border of mature shrubs and trees, a garden shed and a gate giving access over the neighbouring property to take bins out etc.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and under the viaduct into Falmouth Road. Continue past the turning to Trearuffe Hill on the left and the property will be found in the next small turning on the left.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

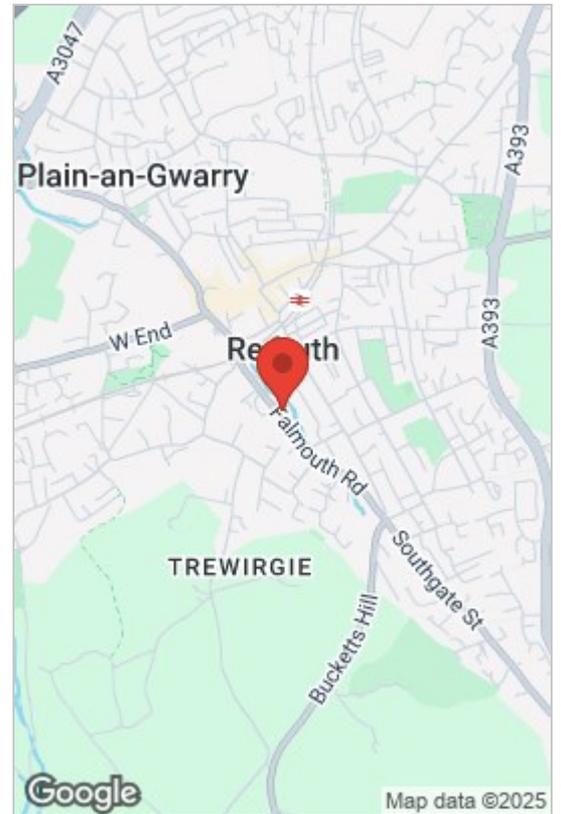
Mains drainage, mains water, mains electricity, mains gas heating and wood burner.

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

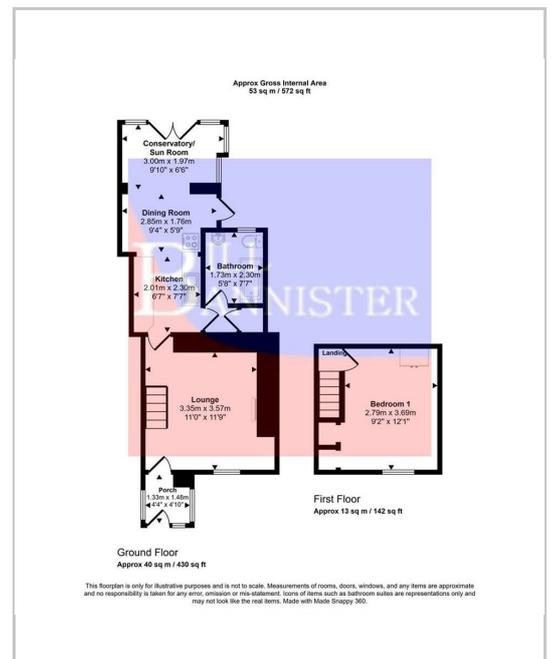
Mobile signal -

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

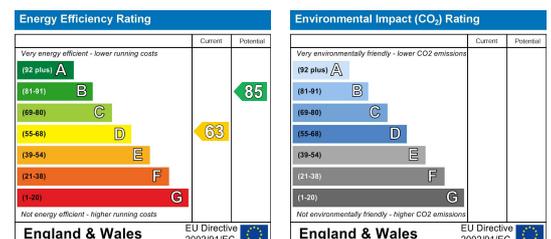
Area Map



Floor Plans



Energy Efficiency Graph



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