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BILL BANNISTER

Sales & Lettings



2 Gew Terrace

Redruth, TR15 1PG

£249,950



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Offered for sale with no onward chain, we bring to market what would make an ideal family home, being in close proximity to local amenities and schools. Located in a particularly convenient location, on the Truro side of Redruth, the town centre, mainline railway station and local bus services are very accessible. Very well presented by the current vendor, on entry, you will find yourself in a generously sized hallway with stairs leading to the first floor. An internal door opens into a good sized lounge/living room which houses a traditional fireplace. To the rear of the ground floor, there is a separate dining room with a gas fire as well as a radiator and this gives open access to the fitted kitchen which offers all of the required space for essential appliances. A rear vestibule gives access to the good sized family bathroom as well as the rear garden. To the first floor, a delightful window with decorative glazed edging casts much light onto the landing area where access is gained to the three bedrooms, a generous double to the rear with a further double bedroom and a single to the front of the property. Externally, there is an open driveway to the front with traditional walled borders to the sides and this can accommodate parking for one car. The rear garden has a patio style pathway immediately from the kitchen door. A pathway runs the depth of the garden and there is a generous, raised laid to lawn area. The garden is fully enclosed being a safe haven for children and pets alike. It is south east facing and is certainly a suntrap on the right days. There is a good sized garden shed set on a rear patio area. In terms of location, there is a convenience store within a very short walk and Redruth town centre, which offers both independent and chain stores, cafes, a cinema and public houses, can be accessed in less than ten minutes on foot or via a short drive. The main line railway station in the town gives links to London and bus services to Truro and Falmouth and can be reached on foot in around seven minutes. There are also countryside walks in the area and it should be noted that Carn Marth, the second highest point in Cornwall, can be accessed on foot in around thirty five minutes and offers far reaching views from coast to coast. Further afield, Portreath Beach on the north coast is within fifteen minutes drive as well as many other local beaches and attractions being nearby.

Upvc front door with two decorative obscure glazed panels opens to:

HALLWAY

Radiator. Stairs to the first floor with an understairs storage cupboard and two further adjacent storage cupboards, one on top of the other being built in.

LOUNGE

12'4" x 13'1" (3.78m x 3.99m)

Upvc double glazed window overlooking the front aspect. Open fireplace set on a tiled hearth with a tiled surround. Two recessed alcoves with wood panelling and storage cupboards below. Radiator.

DINING ROOM

11'3" x 14'4" (3.44m x 4.38m)

Radiator and a wall mounted gas fire with a back boiler and built-in storage cupboards to either side. Built-in recessed side board with storage cupboards. Step up and open access to:

KITCHEN

11'1" x 8'10" (3.40m x 2.71m)

Fitted with a range of eye level cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Space and plumbing for a washing machine. Single stainless steel sink and drainer below a upvc window overlooking the rear garden and aspect. Space for an electric cooker and a tall fridge/freezer. Radiator and a clear glazed window looking into a rear passageway.

REAR PASSAGEWAY

Half panelled upvc obscure double glazed door opening to the rear garden. Loft access hatch. Door to:

FAMILY BATHROOM

5'5" x 9'1" (1.66m x 2.77m)

Low level wc and a wash hand basin with a mirrored medicine cabinet above. Bath with a tiled splash back. Radiator and a upvc obscure double glazed window to the rear aspect.

FIRST FLOOR

Tel: 01209 210333

LANDING

Upvc decorative double glazed window behind a deep sill overlooking the rear garden and aspect. Loft access hatch.

BEDROOM 1

11'8" x 12'4" (3.57m x 3.76m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator. Storage cupboard with louvre doors housing a hot water cylinder with slatted shelving above.

BEDROOM 2

9'10" x 13'1" (3.01m x 4.00m)

Upvc double glazed window overlooking the front aspect. Radiator.

BEDROOM 3

6'7" x 9'5" (2.01m x 2.88m)

Upvc double glazed window overlooking the front aspect. Radiator.

OUTSIDE

To the front a driveway provides parking for one vehicle with traditional walls and views towards the south west and Basset Monument at Carn Brea. To the rear there is a patio area with an external tap. There is access to number 3 via a gate to a shared rear access and a second gate leads to number 1 with a side entrance leading to the front. The rear garden has a pathway to the side with a raised laid to lawn area, a hedged border to one side and a fenced border to the other side. The side pathway leads to a rear patio with a raised GARDEN SHED 3.03m x 2.97m (9'11 x 9'9).

DIRECTIONS

Passing Redruth railway station on your right, continue up into Higher Fore Street and at the junction proceed straight on into East End. Pass Morrisons and Furniture World on your right and Gew Terrace will be found on the right hand side.

AGENTS NOTE

TENURE; Freehold.
COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 15 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



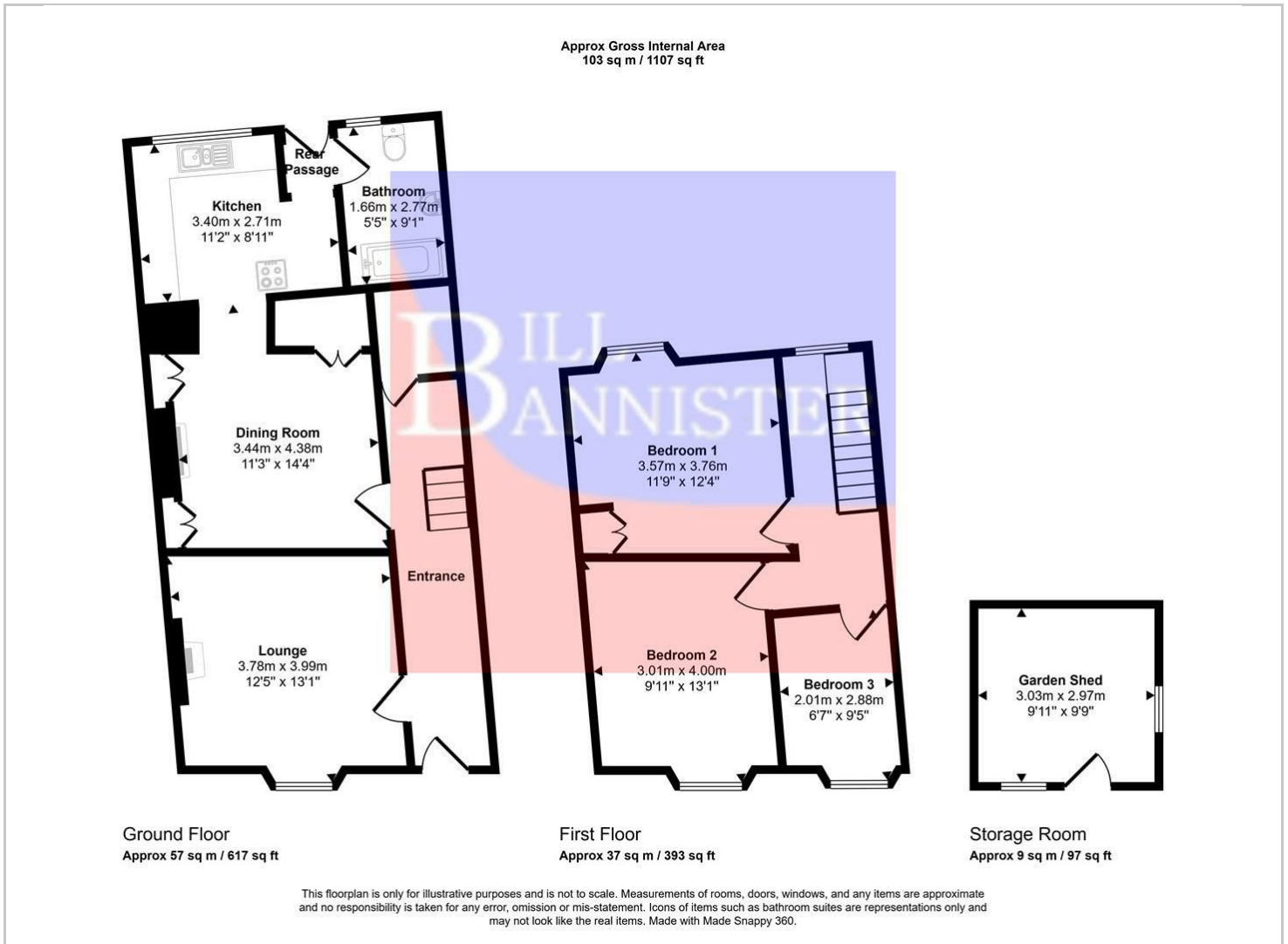
Hybrid Map



Terrain Map



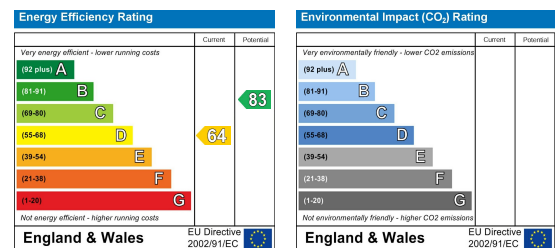
Floor Plan



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.