66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333
e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER
Sales & Lettings



7 St. Day Road

Redruth, TR15 2ET

£139,950

2 1 1 E





7 St. Day Road

Redruth, TR15 2ET

£139,950







Coming to market with no onward chain is this two bedroomed mid terrace property, sited within a most convenient location for Redruth town and its associated amenities, making this an ideal first property purchase or as an investment opportunity. In need of some modernisation, it should be noted that the kitchen has been upgraded which includes the addition of some integrated appliances and furthermore, there is a downstairs utility room with WC to the rear and a good sized, fully enclosed rear garden. On entry, you will find yourself in a very useful entrance porch before an internal door opens into a good sized double aspect open plan lounge/living room/diner which has a gas fire mounted on a slate and brick hearth. There is a very good sized understairs storage cupboard before a door opens into the modern galley kitchen which has very nice metro tiled splashbacks complementing straight edge work surfaces. There are a selection of Beko integrated appliances including a separate under counter fridge and freezer plus a gas hob with an oven and grill below. Linking to the kitchen is a very useful rear utility room with the added bonus of a WC. Returning to the lounge/living room/diner, stairs immediately beyond the entrance porch lead to the first floor landing where you will find the two bedrooms, the first of which is at the front of the property and of a good size with a built-in overstairs storage cupboard. The second bedroom to the rear has the added bonus of a built-in wardrobe. Both bedrooms are complemented by a partially tiled family shower room. Externally, from the pedestrian pavement to the front, a gate opens into a manageable front garden with a nice central hedging feature. The rear garden is accessed from the kitchen. Fully enclosed, there is a side patio with a pathway leading to a raised laid to lawn garden and onto a rear patio. There are mature walled and shrubbery borders all round with a rear gate leading out to rear access. The property is double glazed throughout complemented by gas central heating. However, we understand from the vendor that the central heating may not have been used for some time. In terms of location, Redruth town centre, which offers both independent and chain stores, cafes, a cinema and public houses, can be accessed in just a few minutes, either on foot or via a short drive. The main line railway station in the town can also be reached on foot within minutes where there are links to London and other destinations and here, you will find bus services to Truro, Falmouth and Helston. 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 less than forty minutes, offering far reaching views from coast to coast. Further afield, Portreath Beach on the north coast is around a fifteen minute drive and there are many other local beaches and attractions that are equally accessible.

Upvc front door with an obscure double glazed half panel opens to:

ENTRANCE PORCH

Internal door with a half obscure glazed panel and an obscure glazed panel above opens to:

LOUNGE/DINER

10'0" x 22'6" (3.05m x 6.88m)

A dual aspect room with a radiator and stairs to the first floor. Upvc double glazed window in a bay overlooking the front garden and aspect. Services cupboard and a storage cupboard in an alcove housing the gas meter. Gas fire mounted on a slate and brick hearth set in a wood surround fireplace. Upvc double glazed window in a bay overlooking the rear patio garden and aspect. Radiator and a door opens to an understairs storage cupboard. Door opens to:

KITCHEN

6'2" x 14'5" (1.90m x 4.41m)

A galley style kitchen with a range of base level storage cupboards and drawers with straight edge work surfaces and metro tiled splash backs. Integrated Beko freezer and an integrated Beko fridge. Space for a tall fridge/freezer. Integrated Beko gas hob with an integrated oven and grill below. Single stainless steel sink and drainer below a upvc double glazed window overlooking the side patio. Door with a half obscure double glazed panel opens out to the rear patio and garden. Radiator and door to:

REAR UTILITY ROOM

6'3" x 5'2" (1.92m x 1.58m)

Low level wc, a radiator and base level storage cupboards below a straight edge worktop. Space and plumbing for a washing machine. Radiator and a upvc obscure double glazed window to the rear aspect. Loft access hatch and an extractor fan.

FIRST FLOOR

LANDING
Loft access hatch and a door opens to a full height storage cupboard housing a hot water cylinder with slatted shelved storage above.

BEDROOM 1
13'10" x 9'11" (4.24m x 3.03m)
Radiator below a upvc double glazed window behind a deep sill overlooking the front garden and aspect. Overstairs storage cupboard with slatted shelving.

BEDROOM 2
7'6" x 11'4" (2.30m x 3.46m)
Upvc double glazed window overlooking the rear garden and aspect. Radiator. Built-in wardrobe with hanging space and shelved storage.

SHOWER ROOM
5'11" x 6'0" (1.81m x 1.84m)
Partially tiled with a low level wc and a wash hand basin with a tiled splash back. Shower cubicle with a tiled splash back, a Triton T80 electric shower and a hinged opening glazed door. Upvc obscure double glazed window to the rear aspect. Silvervent extractor fan and a floor mounted towel radiator.

OUTSIDE
To the front a pedestrian gate opens to a pathway leading to the front door. There is a fully enclosed front garden being laid to lawn with a decorative central hedge and traditional walled borders. To the rear a door from the kitchen opens to a side patio and a pathway leads to steps up to a raised laid to lawn area with borders of mature plants, trees and shrubbery. There are traditional walled borders and the pathway continues to a rear patio area and then a gate to a rear access lane.

DIRECTIONS
From our office in Redruth proceed along Penryn Street and turn left at the lights into Station Hill. Continue straight on at the next lights passing the railway station on the right and on into Higher Fore Street. At the junction bear right and the property will be found on the left hand side.

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 6 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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









Road Map



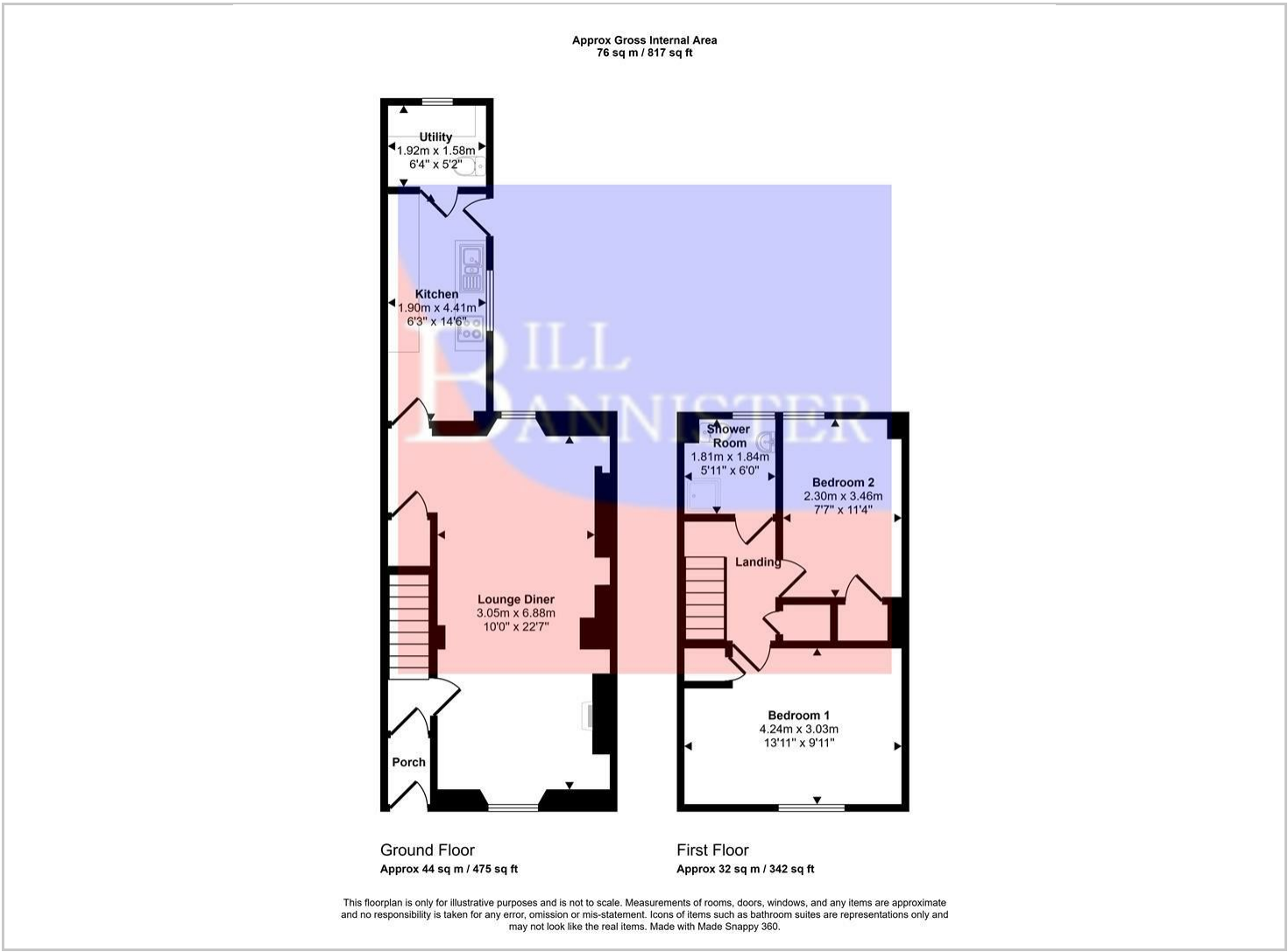
Hybrid Map



Terrain Map



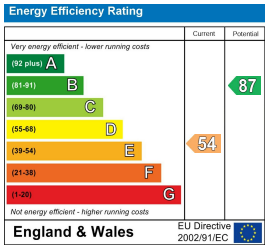
Floor Plan

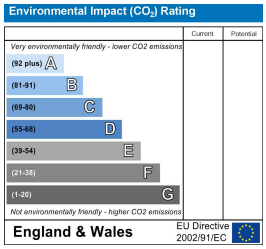


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.