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Sales & Lettings



## Apartment 5, Nanscothan

Treruffe Hill, Redruth, TR15 2PS

**£159,950**



Ideal for first time buyers or as an investment this maisonette is offered with no onward chain and has parking for one vehicle. There are two bedrooms and a good size lounge/diner. The kitchen is well fitted, there is a shower room and gas central heating.



Offering very well presented accommodation this maisonette is offered with the benefit of no onward chain. To the ground floor there is a generous lounge/diner with a double cupboard and stairs to the first floor. The kitchen is fitted with various appliances which are detailed later. To the first floor there are two bedrooms one of which has a deep built in cupboard. There is a shower room with a mains unit and all walls are tiled. Heating is via a gas fired combination unit and there are upvc sash style windows. Externally it has an attractive stone front and there is a single parking space within the boundary. Level access is given to a convenience store and the town centre is within a few hundred yards. Redruth has bus services together with the mainline rail facility and a variety of shops.

### LOUNGE/DINER

13'10" x 14'4" (4.24m x 4.39m)

A very pleasant dual aspect room with leaded lights front door with some coloured glass. Double cupboard. Radiator and stairs to first floor.

### KITCHEN

13'10" x 9'3" (4.23m x 2.84m)

One and a half bowl stainless steel sink unit and ample working surfaces with cupboards and drawers beneath with splashbacks and complementary eye level units. Appliances include an electric oven, gas hob, extractor, a dishwasher, a washing machine and a fridge/freezer. A wall mounted Worcester gas combi boiler. Radiator.

### FIRST FLOOR

#### BEDROOM ONE

14'11" x 11'4" (4.55m x 3.47m)

With a built in cupboard and a radiator.

#### BEDROOM TWO

7'9" x 9'10" (2.38m x 3.02m)

With a radiator.

#### SHOWER ROOM

5'1" x 6'6" (1.57m x 1.99m)

The rooms are tiled and there is a shower cubicle with a mains unit. Pedestal wash hand basin with a mirror and shavers light above. Low level WC. Radiator and extractor fan.

### OUTSIDE

Dedicated parking space immediately to the front of the property.

### DIRECTIONS

From our office in Redruth proceed along Penryn Street into Falmouth road passing under the viaduct take the first left into Treruffe Hill and take the first right into Nanscothan.

### AGENTS NOTE

TENURE: Leasehold. 999 Year lease commenced on 2004. Service Charge £1440 pa, Ground Rent £100 pa.

COUNCIL TAX BAND: B.

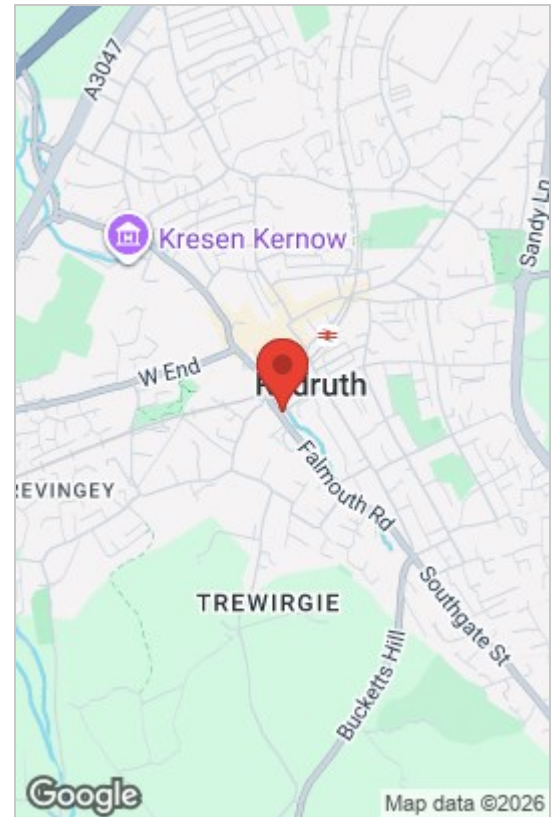
### SERVICES

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

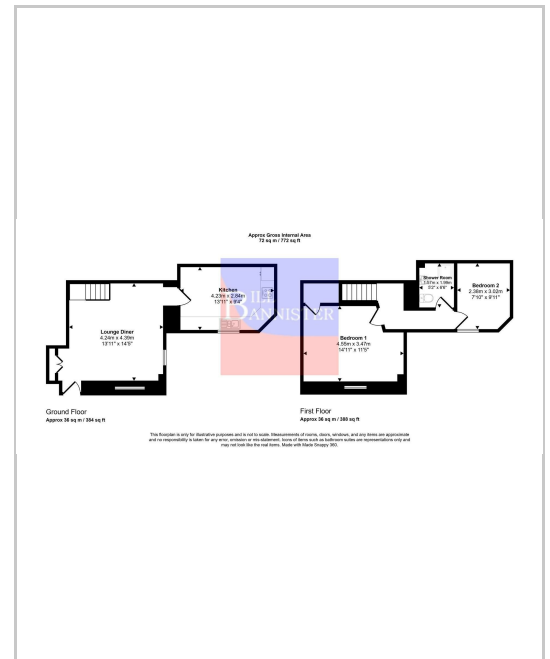
Broadband highest available download speeds - Standard 21 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

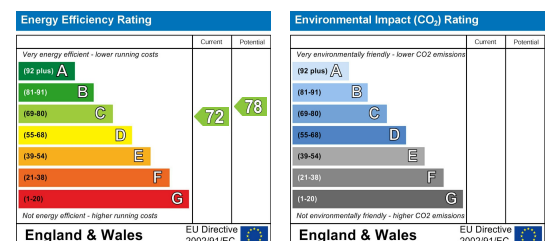
## Area Map



## 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.