

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



18 Treseder Close Scorrier, Redruth, TR16 5ES

£265,000



Offered to the market with the remainder of a 10 year NHBC warranty, this modern semi detached house benefits from very well presented living accommodation. There is an open plan lounge/diner/fitted kitchen with integrated appliances, two first floor bedrooms with a family bathroom and the bonus of a ground floor wc. The property is double glazed and this is complemented by gas heating. Externally there are two allocated parking spaces, a small front garden and a well enclosed rear garden with a summerhouse.



We are delighted to bring to market this conveniently located and modern two bedroomed home that would make an ideal first purchase and as such, an early viewing is recommended. Set within a pleasant, elevated estate on the outskirts of Redruth and built in 2020, the property benefits from the remainder of the 10 year NHBC warranty. Internally, the property is bright and airy and is presented to a very high standard by the current vendors. There is an entrance hallway that leads into a pleasant dual aspect open plan lounge/diner, the front offering far reaching westerly views over towards the north Cornish coast. The kitchen area has a very useful breakfast bar and is well equipped with Bosch integrated appliances that include an electric oven, grill and hob, dishwasher and fridge freezer. Thereafter, a door leads to a rear hallway that has the added benefit of a downstairs WC. Access is gained to the rear garden from here. Stairs to the first floor lead to a landing which gives access to the two bedrooms and the family bathroom. The bedroom at the front of the property has the added bonus of a built-in wardrobe and a further built-in storage cupboard with far reaching views offered towards the north Cornish coast. The rear bedroom is also of a good size and overlooks the rear garden and aspect. Both bedrooms are all complemented by the modern family bathroom that comes with a thermostatic shower over the bath. Externally, there is a laid to lawn front garden with a pathway leading to the front door. A pathway from the front door leads to the rear and a low maintenance yet interesting garden which offers a raised decking area and a corner summerhouse. There is allocated parking for two vehicles at the front of the property, approximately fifty yards from the front door. In terms of location, there is pleasant public open space within a short walk and access is given to other local countryside walks. In terms of amenities, there is a post office/convenience store along with a public house, all within a ten minute walk. There are also local bus services. Redruth town is within a few minutes drive. Portreath Beach, with its access to the famous South West coastal path, can be reached in under fifteen minutes by car. Slightly further afield, Perranporth and the city of Truro can both be reached in around twenty minutes or less.

Upvc front door with two obscure double glazed panels open to:

HALLWAY

Upvc double glazed window overlooking the side aspect with a radiator below. Mains smoke alarm and stairs to the first floor. Door to:

OPEN PLAN LOUNGE/DINER/FITTED KITCHEN

LOUNGE AREA

12'0" x 11'1" (3.66m x 3.40m)

Upvc double glazed window with a radiator below overlooking the front garden and aspect with far reaching views towards the west and north Cornish coast. Door opens to an understairs storage cupboard with a light. Open access to:

KITCHEN/DINER AREA

11'3" x 10'10" (3.45m x 3.32m)

With a breakfast bar and a range of eye level and base level storage cupboards and drawers. Integrated Bosch electric hob with an integrated Bosch oven and grill below with a Bosch extractor hood above. Cupboard housing a Worcester boiler, space and plumbing for a washing machine and a single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Integrated Bosch dishwasher and an integrated Bosch fridge/freezer. Mains EI heat and carbon monoxide alarm. Door opens to:

REAR HALLWAY

Radiator and a upvc door with a clear double glazed panel opens to the rear garden. Door to:

WC

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

FIRST FLOOR

QUARTER LANDING

With a step up to:

LANDING

Mains smoke alarm, a loft access hatch and a upvc double glazed window to the side aspect. Full height storage cupboard with slatted shelved storage.

BEDROOM 1

12'1" x 8'9" (3.69m x 2.68m)

Upvc double glazed window overlooking the front garden and aspect with far reaching views towards the west and the north Cornish coast. Radiator and a second upvc double glazed window overlooking the front aspect and garden. Built-in storage cupboard and a built-in double wardrobe with hanging space and shelved storage.

BEDROOM 2

8'0" x 10'2" (2.44m x 3.10m)

Upvc double glazed window overlooking the rear garden and aspect with far reaching views towards the north coast with a radiator below.

FAMILY BATHROOM

6'7" x 6'8" (2.03m x 2.05m)

Low level wc and a wash hand basin with a tiled splash back and a mirror above with a pull-cord operated light. Bath with a Mira thermostat shower over, a glass shower screen and a tiled splash back. Envirovent extractor and a radiator.

OUTSIDE

To the front a slabbed pathway splits a laid to lawn area with a front border of mature plants and leads to the front door with a canopy and light above. The pathway leads to the rear access of the property. There is a wall mounted tap to the front and the bonus of two allocated parking spaces within approximately fifty yards. To the rear there is a slabbed patio area and a raised gravel area. There is a laid to lawn area with a raised decked area behind a raised planting bed. To one corner there is a gravelled area with a corner summerhouse. Outside light and an outside double power socket.

DIRECTIONS

From our office in Redruth take the main road out of town through East End and into Mount Ambrose. At the roundabout by the Factory Shop take the second exit towards Scorrier and then take the second turning right into Chenoweth Way. Take the second turning on the right and bear round to the right where number 18 will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

Maintenance Charge For Communal Areas - £185.09 per annum.

SERVICES

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

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

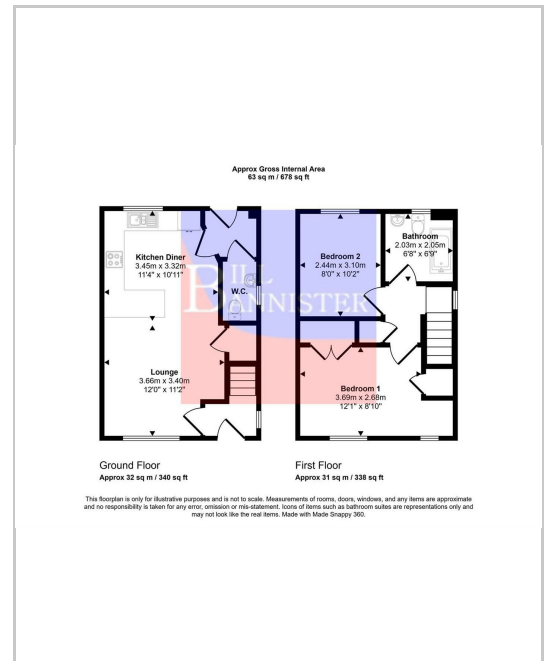
Mobile signal -

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

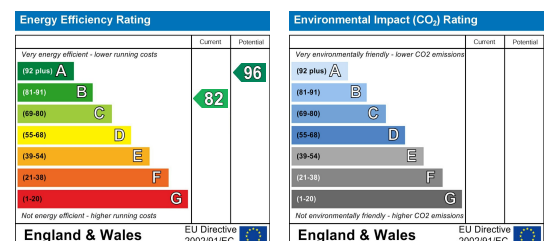
Area Map



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.