



## 3 Willamot Street

, Redruth, TR15 1FE

**£269,950**



This very well presented modern end terraced house offers well proportioned family sized living accommodation. Set over three floors there is a lounge, a fitted kitchen/diner and a cloakroom to the ground floor. To the first floor there are two bedrooms with a useful office space and a family bathroom. The good sized master bedroom is situated on the second floor with the bonus of an en-suite shower room. The property is double glazed and this is complemented by gas heating. Externally there is a well enclosed rear garden and an allocated parking space.



Situated on the outskirts of Redruth town, this modern home has much to commend it and in our opinion offers quite adaptable accommodation. An entrance hallway leads to a cloakroom, a kitchen/diner with plenty of appliances and ample storage and there is a lounge with French doors to the rear garden. The ground floor also has engineered oak flooring. To the first floor there are two bedrooms together with a family bathroom and part of the landing area has been utilised as a work from home space. Stairs lead to a master bedroom with a dual aspect and an en-suite. Externally there is an area to the front with a pedestrian gate and the rear garden is well enclosed with a garden shed. The property is very conveniently situated for the A30, the north coast and close by there is Aldi supermarket. The town is within approximately one and a half miles and here you will find further shopping and main line rail facilities. Pool, midway between Redruth and Camborne, offers larger out of town multiples.

#### ENTRANCE HALL

Stairs to the first floor with an understairs cupboard, oak flooring and a radiator.

#### CLOAKROOM

Wash hand basin, wc, radiator, extractor fan and oak flooring.

#### LOUNGE

14'8" x 10'9" (4.49m x 3.29m)

Oak flooring, French doors to the rear and one wall with a wood stripped oak effect feature. Radiator.

#### KITCHEN/DINER

7'7" x 16'1" (2.32m x 4.91m)

One and a half bowl stainless steel sink unit with working surfaces having cupboards and drawers beneath, a pull-out larder unit and eye level units. Fitted appliances include a double oven, a hob, a hood, a fridge, dishwasher and a washing machine. Ideal gas boiler and oak flooring.

#### FIRST FLOOR

##### BEDROOM 2

12'4" x 10'1" (3.78m x 3.09m)

Fitted mirrored wardrobe and a radiator.

##### LANDING

With a useful office space, a radiator and a substantial double store cupboard.

##### BEDROOM 3

7'9" x 9'3" (2.37m x 2.84m)

Radiator.

#### SECOND FLOOR

##### BEDROOM 1

14'10" x 20'9" (4.54m x 6.35m)

A dual aspect room with one side having a Velux window. Wardrobe/storage area and two radiators. Loft storage.

#### EN-SUITE

6'8" x 6'1" (2.04m x 1.87m)

A tiled shower cubicle with a mains shower, enclosed wash hand basin and low level wc. Backlit mirror, shaver point, a heated towel rail and an extractor fan.

#### OUTSIDE

There is an area to the front of the property and a well enclosed lawned rear garden with a useful garden shed. There is an allocated parking space.

#### DIRECTIONS

From Avers roundabout proceed towards Scorrier and at the next roundabout take the second exit and then turn right into Jennings Road. Proceed along into Willamot Street and the property will be found on the left hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

MAINTENANCE CHARGE £20 per calendar month.

#### SERVICES

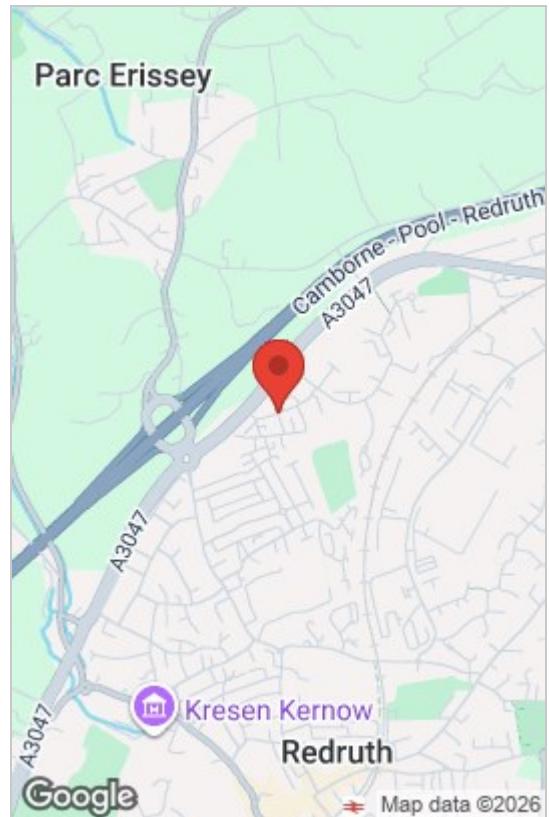
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 8 Mbps, Superfast 66 Mbps (sourced from Ofcom).

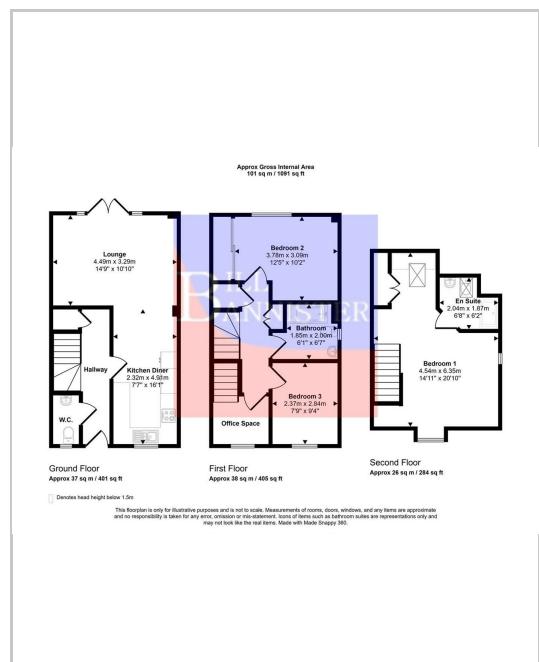
#### Mobile signal -

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

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

