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# BILL BANNISTER

Sales & Lettings



## 78 Gweal Pawl

Redruth, TR15 3DW

**£219,950**



Ideal for first time buyers, this modern terraced house is situated in a popular location and offers very well presented accommodation. There are two bedrooms with a family bathroom to the first floor and to the ground floor there is a cloakroom, a fitted kitchen/diner with open access to the lounge and a rear conservatory. The property is double glazed and this is complemented by gas heating. Externally there is an enclosed rear garden and the bonus of a garage with an allocated parking space.





Situated in a popular residential development within a short walking distance of Redruth, viewing is very much recommended as we bring to market this modern two double bedroomed mid terraced house with a garage and additional parking which would make an ideal first family home. Built in 2008, the property benefits from an entrance hall with the bonus of a downstairs WC. There are stairs to the first floor whilst access can be gained to the lounge/living room directly via the hallway as well as via the kitchen/diner. There is a fitted kitchen come diner overlooking the rear garden which comes with some integrated appliances including a hob, oven and fridge/freezer. Open access is given to the double aspect lounge/living room from where you can enter the conservatory, added to the property some six years ago. From there, access is given to the rear garden. To the first floor, a generously sized P-shaped landing leads to two double bedrooms overlooking the pleasant rear garden, complemented by a family bathroom which includes a thermostatic shower over the bath. It should also be noted that the current vendors added a double wardrobe with hanging and storage space into the width of the landing. However, this area could be re-purposed, for instance, to a home office facility as there is computer connectivity available within the wardrobe should the new owners wish to consider. Externally, the front of the property is accessed via the block paved pedestrian walkway and there is a small low maintenance gravelled border beneath the front window. It should be noted that both front windows on the property, at ground and first floor level, are fitted with reflective privacy glass. The garage is semi-detached and is accessed by a driveway to the right hand side of the neighbouring property. There is the further bonus of an allocated parking space in the block paved area opposite the front of the garages. To the rear, the fully enclosed garden is accessed via the conservatory. The garden is of a manageable size with the bonus of being south facing. Access can also be gained via a pathway to the rear entrance of the garage. In terms of location, the property is within an approximate twelve minute walk or short drive of Redruth town centre which has a variety of chain and independent retail stores, cafes, pubs and a cinema. There is a mainline railway station that includes direct services to London (Paddington) along with bus services. There is also a major supermarket within one mile. Further afield, Tehidy Country Park, the largest area of woodland in West Cornwall, is around fifteen minutes by car as is Tehidy Park Golf Club. In the same area, you will find the coastal village of Portreath, with its beach and access to the South West Coastal Path.

Upvc front door with four decorative obscure double glazed panels opens to:

L SHAPED HALLWAY

Stairs to the first floor, a through door to the lounge, a boxed-in radiator and a mains smoke alarm. Door to:

WC

Low level wc and a wash hand basin with a tiled splash back. Radiator and a Manrose extractor fan.

KITCHEN/DINER

11'9" x 9'8" (3.60m x 2.96m)  
Range of eye level and base level storage cupboards and drawers with roll edge work surfaces. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Tiled splash back, integrated gas hob with a built-in Diplomat oven and grill below plus an extractor hood over. Space and plumbing for a washing machine and an integrated tall fridge/freezer. Boxed-in radiator and a Vaillant boiler. Mains heat alarm. Open access to:

LOUNGE

9'4" x 15'9" (2.86m x 4.81m)  
A double aspect room having a wooden frame double glazed window with reflective privacy glass overlooking the front aspect and towards a public open space. Understairs storage cupboard with a light and housing the electrical services. Boxed-in radiator and upvc double glazed patio doors opening to:

CONSERVATORY

7'10" x 5'9" (2.39m x 1.76m)  
Double aspect with a upvc door having a clear double glazed panel opening to the rear garden.

FIRST FLOOR

P SHAPED LANDING

Wooden framed double glazed window with reflective privacy glass overlooking the front aspect and public open space. Built-in wardrobe with sliding doors, hanging space and storage shelves. Loft access hatch, mains smoke alarm and a boxed-in radiator. Door to a full height storage cupboard with shelving.

BEDROOM 1

11'3" x 9'3" (3.43m x 2.84m)  
Radiator below a upvc double glazed window overlooking the rear garden and aspect.

BEDROOM 2

10'6" x 9'6" (3.22m x 2.90m)  
Radiator below a upvc double glazed window overlooking the rear garden and aspect.

FAMILY BATHROOM

6'3" x 6'5" (1.91m x 1.96m)  
Low level wc and a wash hand basin with a tiled splash back. Radiator below a upvc obscure double glazed window to the front aspect. Bath with a thermostatic shower over and a tiled splash back. Manrose extractor fan.

OUTSIDE

To the front there is a block paved pathway leading to the front door under a upvc canopy and a dwarf wall with a gravel border. There is a single SEMI DETACHED GARAGE 2.62m x 5.43m (8'7 x 17'10) to the rear of the property with an allocated parking space directly opposite. The rear garden is accessed from the conservatory being mainly laid to lawn with a slabbed pathway. The garden is fully enclosed with rear and side borders of mature plants, shrubs and trees.

DIRECTIONS

From our office in Redruth proceed up West End and turn left at the mini roundabout into Gweal Pawl. Bear left and follow the road around where number 78 will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: B.

COMMUNAL MAINTENANCE CHARGE £18 PER MONTH.

SERVICES

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

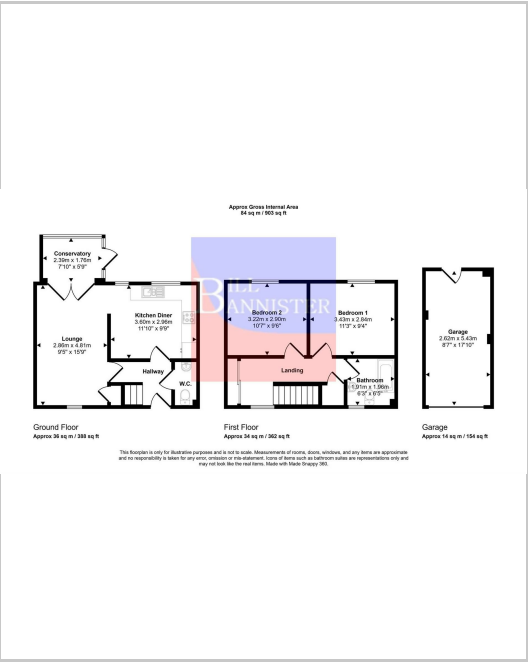
Broadband highest available download speeds - Standard 10 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

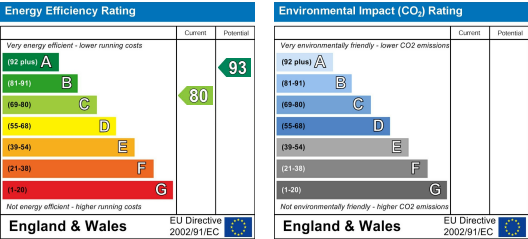
Area Map



Floor Plans



Energy Efficiency Graph



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