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Sales & Lettings



18 Penventon Terrace

Redruth, TR15 3AD

£269,950



This character semi detached house is set up from the road and offers substantial family living accommodation. There are three bedrooms to the first floor together with a large family bathroom and the bonus of a ground floor bedroom having an en-suite shower room. There is a lounge, a kitchen/diner and a rear utility room. The property has gas heating and is mostly double glazed. Externally there are gardens to both front and rear with a range of outbuildings and off road parking.



Occupying a particularly convenient site for local schools and amenities, we are pleased to bring to market this spacious four bedroom property on the outskirts of Redruth town. Offering substantially sized internal accommodation with some traditional features, the ground floor has a large reception/living room which has an open fire. The first of the four bedrooms can also be found on the ground floor and this has the added bonus of an en-suite shower room. There is a kitchen/diner which is complemented by open access to utility facilities. To the first floor, a switchback staircase at first accesses the particularly large family bathroom that features a large walk-in double shower and separate bath tub with a freestanding mixer tap. Furthermore, there is an adjacent separate WC with a wash hand basin. Thereafter, from the landing on the first floor, where much light is cast from the skylight above, access is gained to the remaining three bedrooms. Externally, the rear garden offers variety including a summerhouse, a workshop come storage room, two separate courtyard style areas, one that offers a patio ideal for outdoor socialising and another that features an outside WC and a shed. The fenced border to one side opens into the garden so there is potential for an off road parking space, subject to the appropriate planning consent. To the front, there is a raised garden leading to shared steps to the front door which nestles under an overhead canopy. Additionally, parking is available in the side lane for up to three vehicles. In terms of location, a secondary school and a range of primary schools are nearby. Redruth town centre can be reached in minutes on foot or via public transport from nearby bus stops. Here you will find both independent and chain stores, cafes, a cinema and public houses. A main line railway station in the town gives links to London and bus services to Truro and Falmouth. Further afield, Portreath Beach on the north coast is less than fifteen minutes by car and there are many other local beaches and attractions within easy reach.

Front door with two obscure glazed panels and a clear glazed high level panel above leading to:

HALLWAY

Radiator, stairs to the first floor and a smoke alarm. Understairs storage area and an understairs storage cupboard.

LOUNGE

13'8" x 13'4" (4.17m x 4.08m)

Upvc double glazed window overlooking the front garden and aspect with a window seat below. Open fire set in a wood surround with a slate hearth. Radiator.

BEDROOM 4

11'3" x 12'8" (3.45m x 3.87m)

Built-in shelved storage cupboard, a single glazed casement window with wooden shutters overlooking the utility room and rear aspect. Radiator.

EN-SUITE SHOWER

Sliding door opening to a shower tray, low level wc with a built-in cistern resting on one end of the shower tray with a thermostatic shower at the other end and a mini wash hand basin. Aqua board surrounds.

KITCHEN

10'1" x 11'8" (3.09m x 3.56m)

Fitted with a range of eye level storage cupboards and drawers with roll edge work tops and tiled splash backs. Space for gas cooker and space for a tall fridge/freezer. Double stainless steel sink below a upvc double glazed window overlooking the rear garden and aspect. Door with glazed panels opens to a full height pantry room. Open access to:

UTILITY ROOM

6'7" x 5'6" (2.03m x 1.70m)

Space and plumbing for a washing machine and space for a tumble dryer. Roll edge work surfaces with a single stainless steel sink and drainer with a tiled splash back below upvc double glazed windows overlooking the rear garden and aspect. Upvc half double glazed panel door leads out to the rear garden.

FIRST FLOOR

QUARTER LANDING

Door to:

FAMILY BATHROOM

10'5" x 9'7" (3.20m x 2.93m)

Low level wc, large wash hand basin set in a vanity with a tiled splash back and a shaver point above. Walk-in shower with a thermostatic shower, tiled splash back and a glass shower screen. Bath with a freestanding tap and a mixer shower attachment. Upvc double glazed window overlooking the rear garden and aspect with a radiator below.

SEPARATE WC

6'11" x 2'10" (2.13m x 0.88m)

Low level wc and a wash hand basin below a upvc double glazed window overlooking the rear aspect. Loft access hatch.

LANDING

Skylight, a PIV vent and a loft access hatch.

BEDROOM 1

12'2" x 12'8" (3.71m x 3.88m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator.

BEDROOM 2

10'5" x 13'3" (3.20m x 4.06m)

Upvc double glazed window overlooking the front garden and aspect. Radiator.

BEDROOM 3

7'2" x 9'6" (2.19m x 2.92m)

Upvc double glazed window overlooking the front garden and aspect. Radiator.

OUTSIDE

To the front stepped access leads to a front garden being laid to lawn and divided by a pathway with borders of mature bushes, shrubs and trees. Shared steps with number 17 lead up to the front door under a canopy. To the rear there is a patio and access to a WORKSHOP/STORAGE ROOM. A pathway leads to a rear gate giving access to a side lane and off road parking. The rear garden is primarily laid to lawn with a raised planting area and a patio leading to a SUMMERHOUSE. There are borders of mature bushes, shrubs and plants. A gate leads through to a walled side garden with a patio area and steps lead down to a lower patio with outside wc and a shed being fully enclosed. Outside light and an outside tap located outside the utility.

DIRECTIONS

From our office in Redruth proceed up West End passing the car park on the left hand side. The next terrace will be Penventon Terrace and number 18 is located at the far end.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

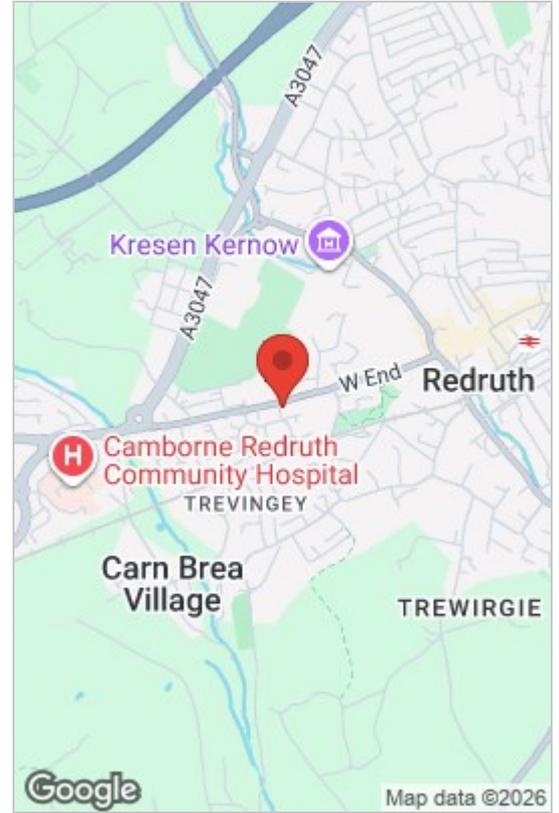
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

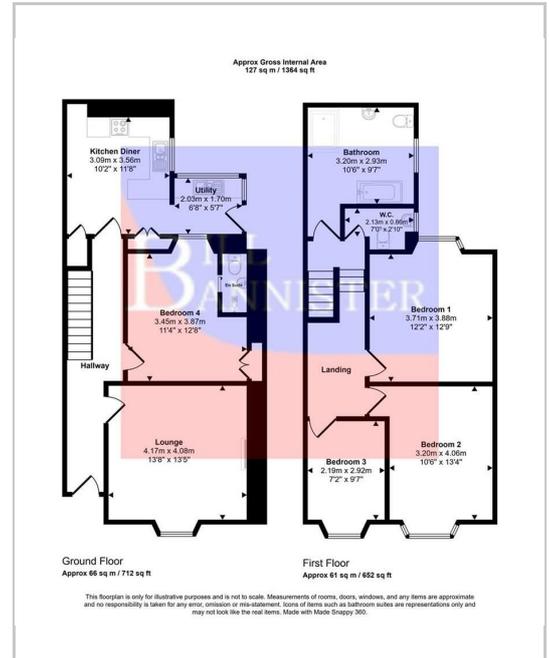
Mobile signal -

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

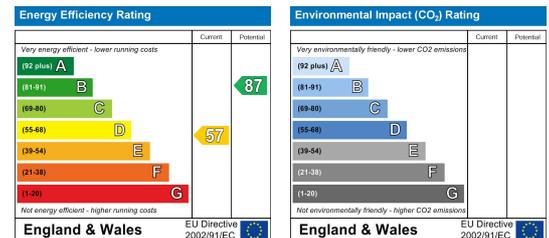
Area Map



Floor Plans



Energy Efficiency Graph



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