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# BILL BANNISTER

Sales & Lettings



## 20 Town Farm

Redruth, TR15 2XG

**£225,000**



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Constructed by a well known local contractor this three storey property is offered with no onward chain.

To the ground floor there is a garage, store room and stairs lead to a lounge with doors to the rear garden and also through to the kitchen/diner with an aspect to the front. The kitchen includes an oven, hob and hood. The top floor has two bedrooms with the front one having a pleasant open aspect. Both rooms have fitted wardrobes and there is also a bathroom that has the addition of an electric shower. The property is double glazed and has a gas heating system. Externally there is parking for one vehicle to the front of the garage. The rear garden is pleasantly laid out and enclosed with a rear pedestrian gate. Immediately to the back of the property there is a decking area and lawns together with two raised borders with various established shrubs. Redruth town is within approximately half a mile passing a well know local primary school at Trewirigie and a Convenience store. It offers the following accommodation:-

## **ENTRANCE HALLWAY**

With stairs to the first floor and a door to the garage.

## **GARAGE**

**10'0" x 16'11" (3.07 x 5.17m)**

With an open and over door. Door to storage room.

## **STORAGE ROOM**

**13'5" x 7'3" (4.09m x 2.23)**

With space for white goods and generous understairs storage facilities.

## **LOUNGE**

**13'7" x 11'1" (4.15m x 3.38m)**

Patio doors to the rear garden. Two radiators. Laminate flooring.

## **HALL**

Laminate flooring. Radiator.

## **KITCHEN/DINER**

**13'6" x 12'11" (4.14m x 3.96m)**

A pleasant room with two windows to the front elevation overlooking the town. Working surfaces with cupboards and drawers beneath together with tiled splashbacks. Space for white goods, a fitted oven with a hob. Complementary eye level cupboards are provided, two with glass doors and there is also a cooker hood. A tall cupboard houses the Worcester gas combination boiler. A dish washer is provided. Radiator.

## **SECOND FLOOR**

### **BEDROOM ONE**

**10'4" x 11'8" (3.17m x 3.58m)**

Views over the town and countryside beyond. Double wardrobe and a radiator.

### **LANDING**

A built-in cupboard with slatted shelves loft access.

### **BEDROOM TWO**

**7'1" x 10'1" (2.16m x 3.08m)**

With a fitted wardrobe and a radiator.

### **BATHROOM**

**6'1" x 6'0" (1.87m x 1.85m)**

A twin grip panel bath with a tiled surround, a curtain and rail plus a Triton electric shower. Enclosed wash hand basin and WC. Medicine cabinet, radiator and extractor fan.

### **OUTSIDE**

The exterior of the property is designed with ease of maintenance. To the front of the garage there is parking

for one vehicle and a pedestrian path to the side. The rear garden is well enclosed, lawned with two borders with shrubs. There is a sun deck and a pedestrian gate.

indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

### **DIRCTIONS**

From our office in Redruth take the main road towards Falmouth through Penryn street under the viaduct into Falmouth road where you should look for the turning on the right into Town Farm. As you enter take the first right and the property will be on the left hand side identified by a For Sale board.

### **AGENTS NOTE**

TENURE: Freehold.  
COUNCIL TAX BAND: B.

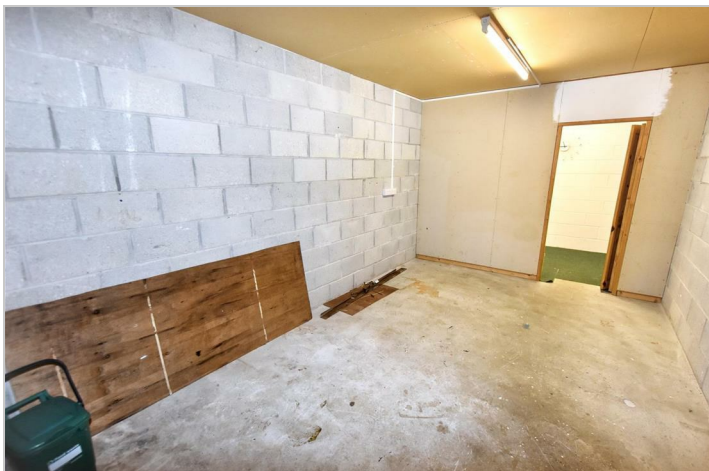
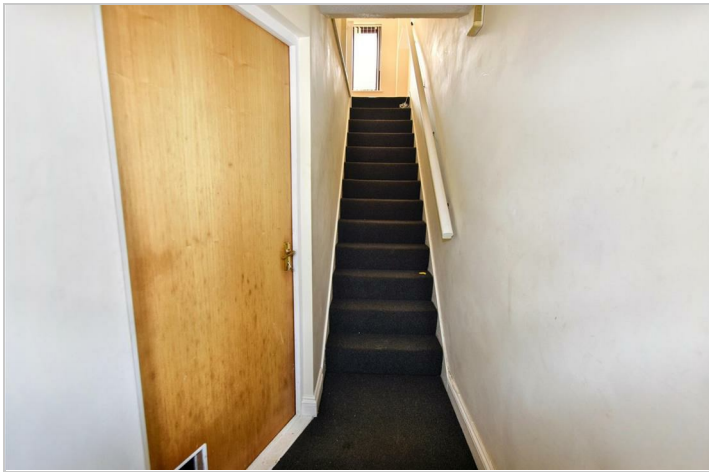
### **SERVICES**

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

Broadband highest available download speeds - Standard 18 Mbps, Superfast 80 Mbps Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & Limited indoor, Three - Good outdoor & Limited indoor, O2 - Good outdoor & Limited



## Road Map



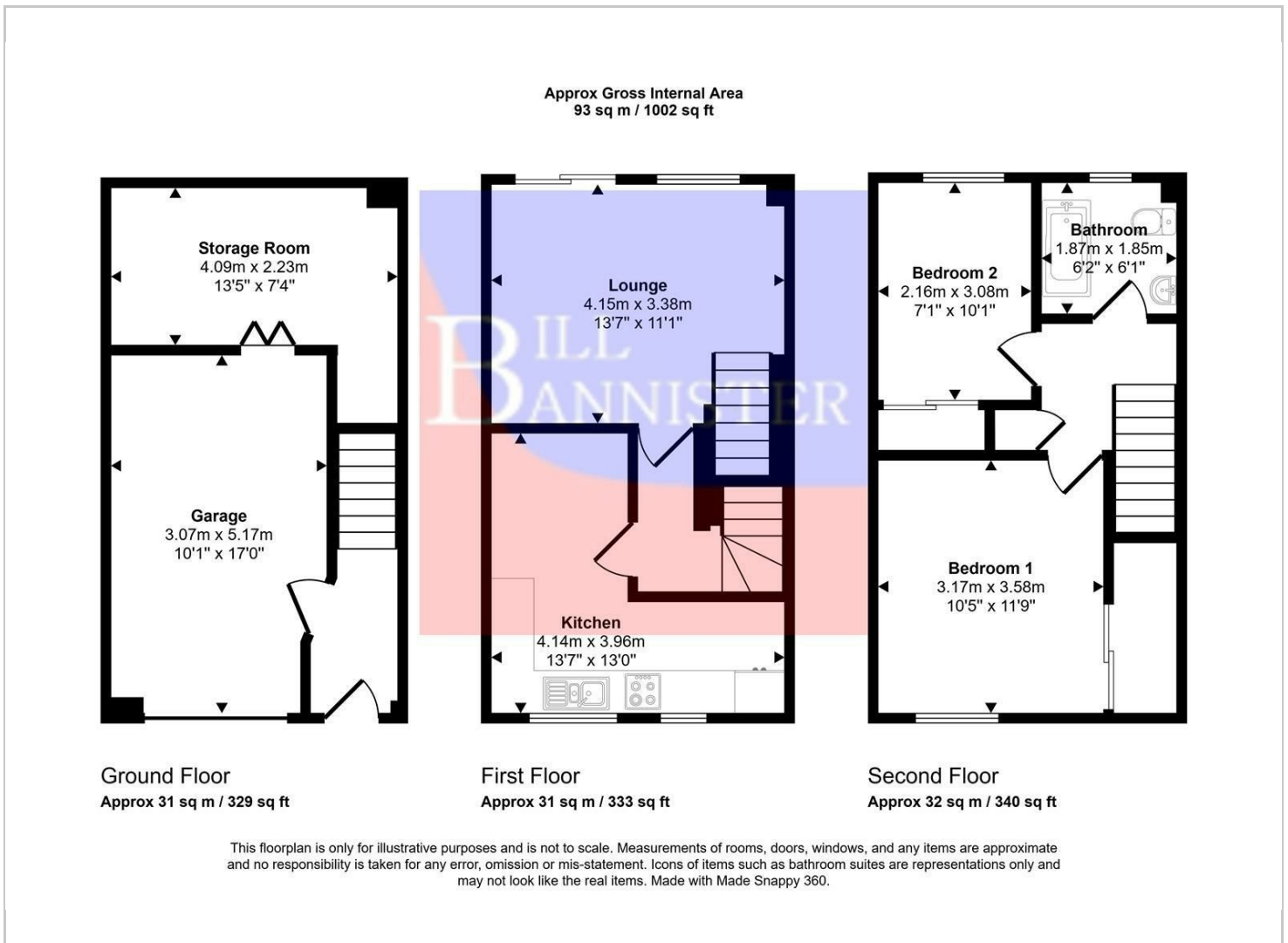
## Hybrid Map



## Terrain Map



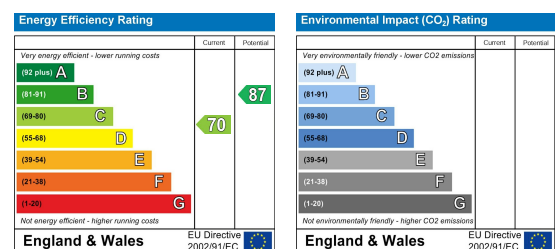
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## 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.