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BILL BANNISTER
Sales & Lettings



5 College Lane

Redruth Highway, Redruth, TR15 1RL

£350,000

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A beautifully presented modern three-bedroom detached home offering open-plan kitchen/dining accommodation, a generous lounge with bespoke media wall, principal bedroom with ensuite, family bathroom, downstairs WC, landscaped enclosed rear garden and driveway parking for up to four vehicles. The property is finished to a high standard throughout and offers practical, low-maintenance living in a convenient location for Redruth, local amenities and the A30.

ENTRANCE HALL
A tiled floor. Radiator. Cloak hooks

CLOAK ROOM
Pedestal wash hand basin with splash back and a low level WC. Heated towel rail.

KITCHEN/DINING ROOM
18'5" x 18'1" (5.63m x 5.53m)
DINING AREA - Again with a tiled floor. Staircase with glass paneling leading to first floor. Radiator. Double doors into the lounge. Opening to:
KITCHEN - Having a fitted dish washer, fridge/freezer, oven, hob and extractor above. Single drainer stainless steel sink unit with adjoining working surfaces that have cupboards and drawers beneath. The eye level cupboards have concealed down lighting and splash backs beneath. Wall mounted Ideal gas combi boiler. Tiled flooring and plenty of spotlights.

LOUNGE
18'4" x 18'1"x (5.6m x 5.53mx)
There is a custom made back lit recess for your 65" television set, beneath this is a very realistic coal effect electric fire with a remote control. Under stairs cupboard with power connected and shelving. Two radiators and LVT flooring. French doors to the garden.

FIRST FLOOR

LANDING
With part boarded loft access. A useful first-floor utility cupboard with space for a tumble dryer and additional storage.

MASTER BEDROOM
With partial wood paneling. Radiator.

ENSUITE
8'3" x 3'6" (2.54m x 1.07m)
A tiled shower cubicle with a mains unit. Enclosed wash hand basin and low level WC. Ladder radiator. Spot light and extractor fan. Tiled floor.

BEDROOM TWO
9'4" x 14'1" (2.87m x 4.31m)
Radiator.

BEDROOM THREE
8'6" x 8'6" (2.6m x 2.61m)
Radiator.

BATHROOM
6'9" x 9'5" (2.07m x 2.89m)
With Roca fitments including a bath with a tiled panel, separate shower cubicle with a mains unit and tiling. Enclosed wash hand basin and low level WC. Wall mirror. Tiled flooring. Spotlighting and an extractor. Heated towel rail.

OUTSIDE
Paviour parking for up to four vehicles. Steps and wrought iron railings lead to the front door with storm porch above. Timber out building with power available. Two pathways, one each side of the property lead to the rear garden which is very well enclosed and very

private. It is landscaped, with a lawn, paved patio and private seating area. Outside lighting.

DIRECTIONS

With Redruth railway station on your right proceed into Higher Fore Street and at the junction continue on into East End. Proceed up to the mini roundabout and straight over towards Mount Ambrose. Take the turning right into Highway Lane and continue along where College Lane will be found on the right hand side opposite the old chapel.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: D.

Please note that under the Estate Agents Act 1979, the vendor is a ‘connected person’.

SERVICES

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

Broadband highest available download speeds - Standard 8 Mpbs, Superfast 80 Mpbs (sourced from Ofcom).

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









Road Map



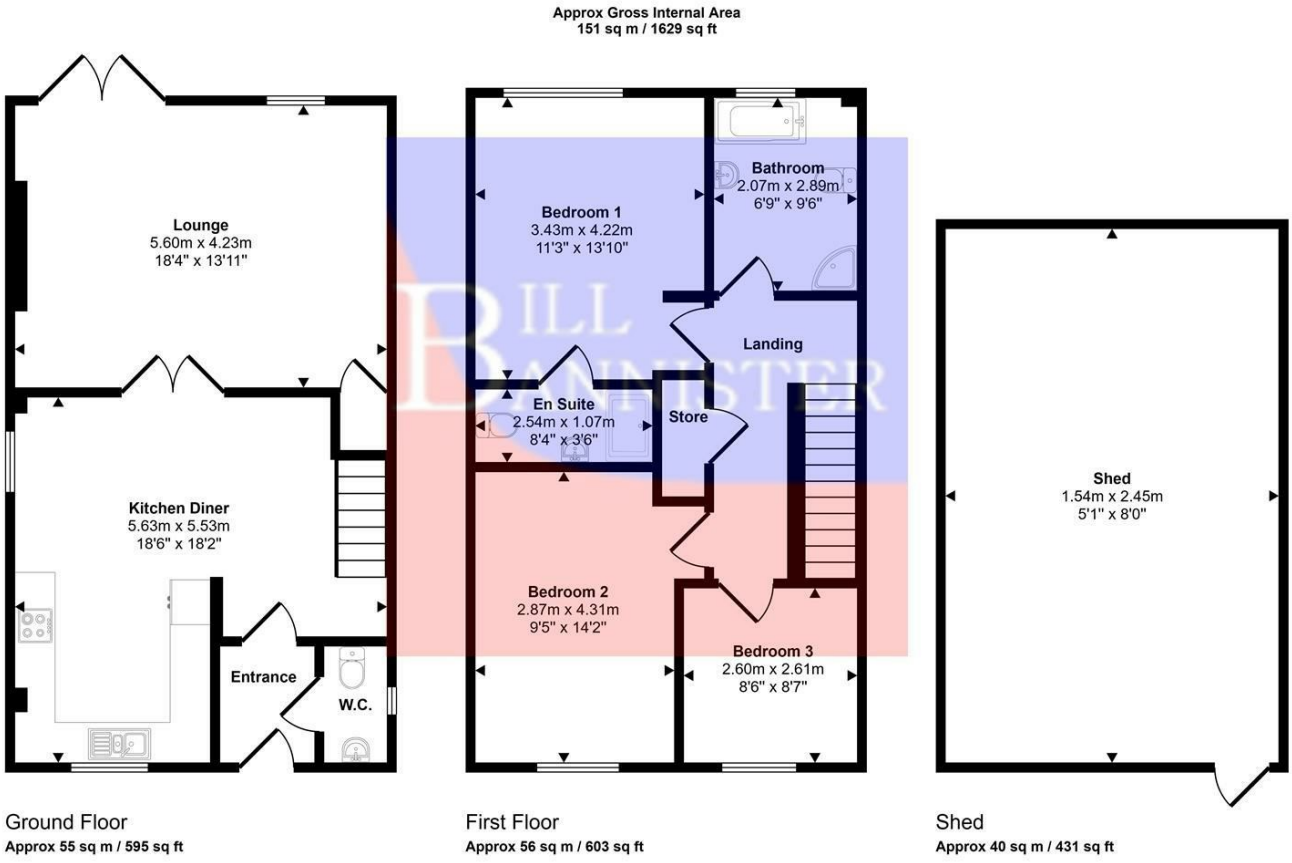
Hybrid Map



Terrain Map



Floor Plan

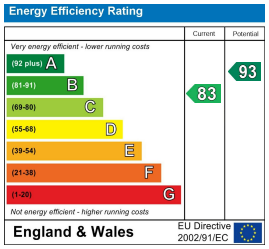


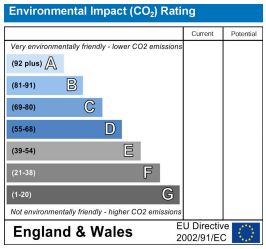
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.