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Sales & Lettings



# 1 Treleigh Terrace

Redruth, TR15 1DP

**£184,950**



Situated in a convenient location, this end terraced cottage benefits from two bedrooms, a lounge, fitted kitchen and a bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is a well enclosed low maintenance rear garden with the bonus of two storage sheds and a side pedestrian access.



This is a two bedroom end of terrace cottage located on a quiet road on the outskirts of Redruth town centre. In our opinion this property is perfect for first time buyers and investors alike. The kitchen and bathroom have both been modernised with a grey finish in the kitchen and white in the bathroom. The lounge gives a cosy feel with a focal point electric fire and shelved storage alcoves to either side. Upstairs the bedrooms are both to the front elevation with the master having the benefit of wall mounted hanging rails, shelves and drawers. Outside to the rear of the property there is a low maintenance garden being well enclosed making it a safe haven for children and pets alike. It benefits from gated side access and two storage sheds one having power and plumbing connected.

Located only a short distance from the town centre we consider this to be a convenient location with railway and bus services within walking distance giving links to London, Truro and Falmouth. Tesco supermarket is also within walking distance and Redruth town centre offers a range of local amenities with a local greengrocers and butchers, cafes, shops and a cinema with a restaurant.

Obscure glazed door leading to:

### HALLWAY

Stairs leading to the first floor with an understairs storage cupboard. Radiator. Doors leading to:

### LOUNGE

10'8" x 12'0" (3.27m x 3.66m)

A cosy room with a focal point electric fire and wooden surround with a tiled recess and useful storage to either side. Recessed lighting. Double glazed window with a window seat. Radiator.

### KITCHEN

12'4" x 7'2" (3.76m x 2.19m)

Providing a range of base and eye units plus drawers with a built-in gas hob, electric oven and cooker hood over. Stainless steel one and a half bowl sink and drainer with a tiled splash back. There is a cupboard housing the Glow Warm gas combination boiler. Recessed lighting and a radiator. Door leading to the rear garden. Door leading to:

### BATHROOM

4'11" x 6'5" (1.52m x 1.98m)

A panelled bath with a shower head over and a glass screen with a decorative tiled splash back. Pedestal wash hand basin. Low level WC. Heated towel rail. Part tiled walls. Recessed lighting. Obscure double glazed window.

### FIRST FLOOR

#### LANDING

Loft access. Double glazed window. Doors leading to:

#### BEDROOM 1

10'2" x 12'0" (3.10m x 3.66m)

With a decorative panelled wall, wall mounted hanging rails, shelving and drawers. Double glazed window to the front elevation and a radiator.

#### BEDROOM 2

6'5" x 7'1" (1.98m x 2.18m)

Double glazed window to the front elevation and a radiator.

### OUTSIDE

To the rear of the property is a well enclosed low maintenance garden with the benefit of two storage sheds, one with power connected and plumbing for a washing machine. The garden is mainly laid with artificial grass and some bedding borders filled with chippings and a path made of chippings leads to a pedestrian side access gate.

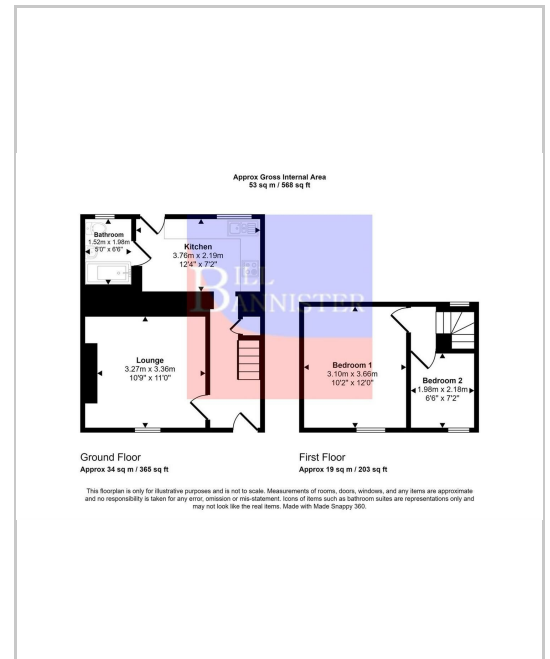
### DIRECTIONS

From our office in Redruth proceed along Chapel Street and take the third turning on the right into Plain An Gwarry. Take the first left into Treleigh Terrace and the property will be found on the right hand side.

## Area Map



## Floor Plans



## Energy Efficiency Graph

