

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL
BANNISTER**

Sales & Lettings



1 St. Day Road

Redruth, TR15 2EH

£115,000



CASH PURCHASE ONLY. Situated in a convenient location close to the town centre, this double fronted cottage is offered with no onward chain. The property benefits from a master bedroom with a dual aspect, a box room, a lounge with a gas fire, a kitchen/diner and a first floor bathroom. It is partially double glazed and has electric heating.



Offered for sale with no onward chain having previously been tenanted, this is a one bedroom cottage with an additional box room which in our opinion works well as a cot room, office or dressing room. The master bedroom is a good size and the box room could potentially be increased in size by taking some space from the master bedroom. Downstairs there is a lounge with a gas fire inset in a painted granite surround and a door then leads to the kitchen/diner with ample space for a dining table. The kitchen has been modernised with a good range of storage units and drawers. The property has electric heating and this is complemented by some double glazing throughout.

The property is located on the outskirts of Redruth town centre which is well within walking distance and is convenient for the railway station and bus services. The town, as well as providing beautiful architecture, has a range of local amenities including cafes, convenience stores and a cinema/theatre with a restaurant.

Obscure glazed door leading to:

LOUNGE

With a focal point gas fire inset in a painted granite wall with a niche to either side. Stairs leading to the first floor. Double glazed window to the front elevation. Beams. Door leading to:

KITCHEN/DINER

Providing ample space for a dining table. The kitchen has been modernised with a range of grey units and drawers with a built-in electric hob and oven. Stainless steel sink and drainer with a tiled splash back. Understairs storage cupboard. Two double glazed windows to the front elevation. Night storage heater.

FIRST FLOOR

LANDING

With loft access and a shelved airing cupboard housing the hot water cylinder. Window to the rear elevation. Doors leading to:

BEDROOM 1

A double room with two double glazed windows to the front elevation. Wall mounted electric panel heater.

BOX ROOM

A box room which in our opinion would work best as a cot room, office or dressing room. Double glazed window to the front elevation. Wall mounted electric panel heater.

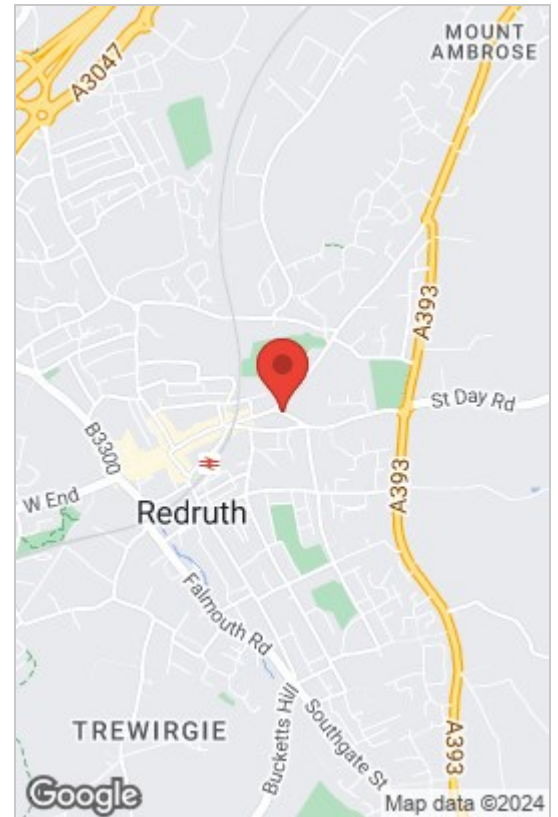
BATHROOM

A panelled bath with an electric shower over and a shower screen. Low level WC. Pedestal wash hand basin with a wall mounted mirror above. Wall mounted electric heater. Part Respatex walls. Obscure double glazed window.

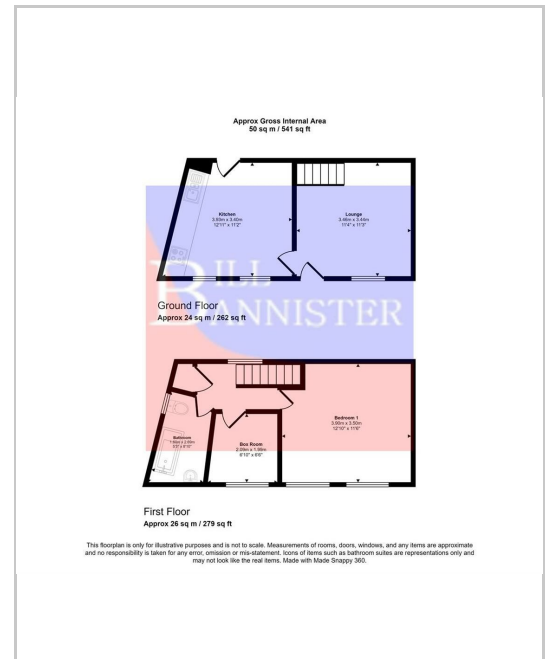
DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the first set of lights into Station Hill. Continue straight on at the next lights passing the railway station on your right and proceed on into Higher Fore Street. At the junction turn right and the property will be found on the left hand side.

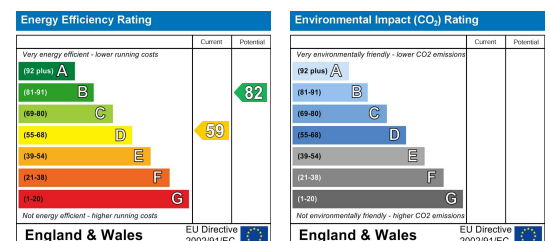
Area Map



Floor Plans



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.