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Sales & Lettings



## 9 Beauchamp Meadow

Redruth, TR15 2DG

**£339,950**



This extremely well presented modern detached house is situated in a popular residential location and benefits from three bedrooms, master with en-suite, a lounge, separate dining room, a first floor bathroom, fitted kitchen and the bonus of a useful utility room. The property is double glazed and this is complemented by gas fired heating. Externally there is brick paviour parking, an integral garage and a well enclosed low maintenance rear garden.



Situated in a popular location on the Falmouth side of Redruth with far reaching views over to Carn Brea and the north coast, is this well presented three bedroom detached house with an integral garage. The property is light and airy throughout and provides family sized living accommodation with a lounge, dining room and a fitted kitchen plus a utility and downstairs WC. To the first floor there are three bedrooms with the master having an en-suite in addition to the family bathroom. The views from the first floor are picturesque with the second and third bedrooms taking advantage of this. Leading from the utility is a door to the integral garage which has power connected. At the front of the property there is paved off-road parking for two/three vehicles and two side gates give access to the rear garden which is well enclosed and low maintenance with raised decking and an astro turf area. The property has gas central heating and this is complemented by double glazing throughout.

There are bus services close by and it is approximately two miles from Redruth town centre with the A30 being within approximately three miles. For those who enjoy country walks there are plenty of paths nearby which will lead you to the top of Carn Marth which is the second highest point in the county with views to both coasts.

Upvc door with patterned and coloured glass leading to:

**HALLWAY**

Giving a spacious feel as you walk in with doors leading to the lounge, kitchen and cloakroom. Stairs to the first floor with useful understairs drawers and a cupboard. Radiator.

**LOUNGE**

11'4" x 15'1" (3.46m x 4.62m)

A light and airy room with a double glazed window to the front elevation and glass panelled double doors leading to the dining room. Radiator.

**DINING ROOM**

8'9" x 10'5" (2.67m x 3.19m)

Patio doors giving an outlook over the rear garden and across to the north coast. Door leading to the kitchen. Radiator.

**KITCHEN**

8'3" x 10'9" (2.52m x 3.30m)

A well appointed modern kitchen providing a range of grey storage units with a built-in eye level Bosch oven and microwave plus a gas hob with a Bosch cooker hood over and a decorative splash back. Composite one and a half bowl sink and drainer with a double glazed window above giving a view up to Carn Brea. Door leading to:

**UTILITY**

8'7" x 7'5" (2.64m x 2.28m)

A useful room housing the Worcester gas combination boiler with further storage units and work surface area with space and plumbing for a washing machine and tumble dryer. Double glazed window and an obscure glazed door leading to the rear garden. Radiator. Integral door leading to the garage.

**WC**

Low level WC and a wash hand basin. Obscure double glazed window. Part tiled walls. Radiator.

**FIRST FLOOR**

**LANDING**

A spacious landing with a useful shelved cupboard, loft access and a double glazed window with views over to the north coast. Doors leading to:

**BEDROOM 1**

10'6" x 10'2" (3.21m x 3.10m)

The master bedroom has the benefit of built in mirrored wardrobes with hanging rails. Double glazed window to the front elevation and a radiator.

**EN-SUITE**

6'0" x 4'11" (1.83m x 1.50m)

A modern suite with a built in shower unit and a tiled splashback. Vanity sink unit with a round basin, storage underneath and a wall mounted light up mirror above. Low level WC. Radiator. Obscure double glazed window.

**BEDROOM 2**

9'5" x 9'8" (2.88m x 2.96m)

With a double glazed window giving far reaching panoramic views over fields, to Carn Brea and the north coast. Radiator.

**BEDROOM 3**

7'8" x 7'1" (2.36m x 2.17m)

Which is currently being used as an office with a double glazed window giving the same views as the second bedroom. Radiator.

**BATHROOM**

6'11" x 5'5" (2.11m x 1.67m)

Providing a P shaped panelled bath with a rainfall and hand held shower heads over plus a glass screen. Vanity sink unit with a round basin and storage beneath. Low level WC. Towel radiator. Part tiled walls. Obscure double glazed window.

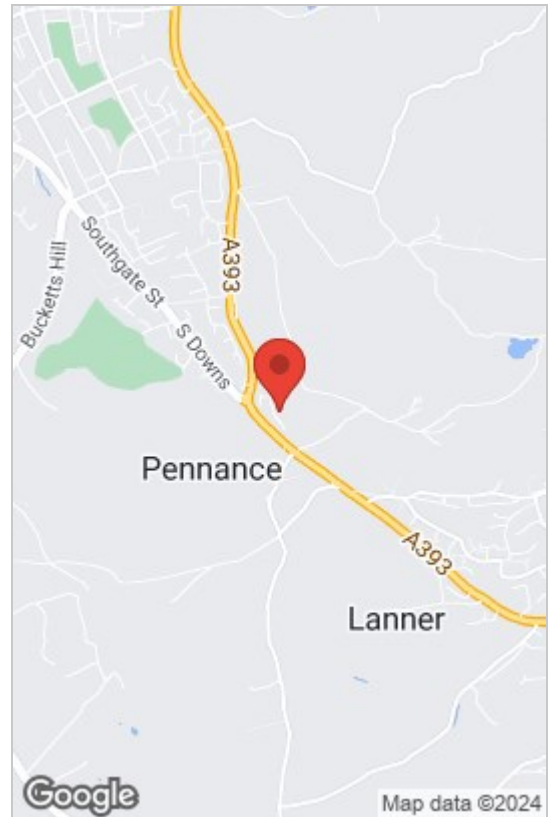
**OUTSIDE**

To the front of the property there is paved off-road parking for two/three vehicles and a roller door leading to the GARAGE with power connected and an integral door. Two side gates lead to the low maintenance rear garden which is well enclosed with a raised decking area having inset lighting, outside power and steps lead down to an astro turf area.

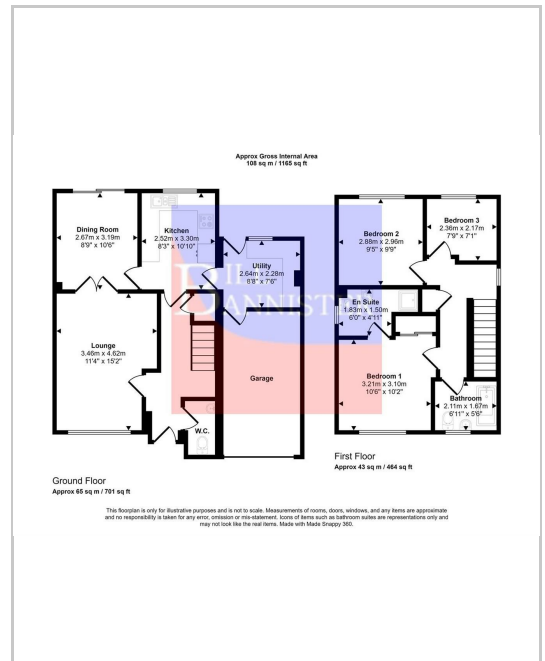
**DIRECTIONS**

From our office in Redruth proceed along Penryn Street, into Falmouth Road and all the way up to the five crossroads and traffic lights. Continue straight over into South Downs and at the mini roundabout turn left into Sandy Lane. Take the first turning right into Beauchamp Meadow and then first right again where the property will be facing you.

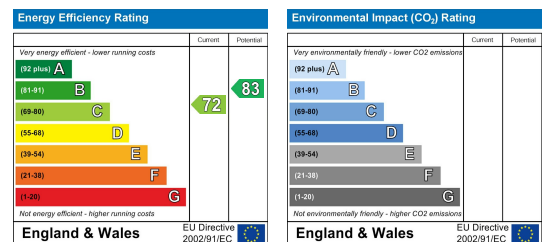
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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