

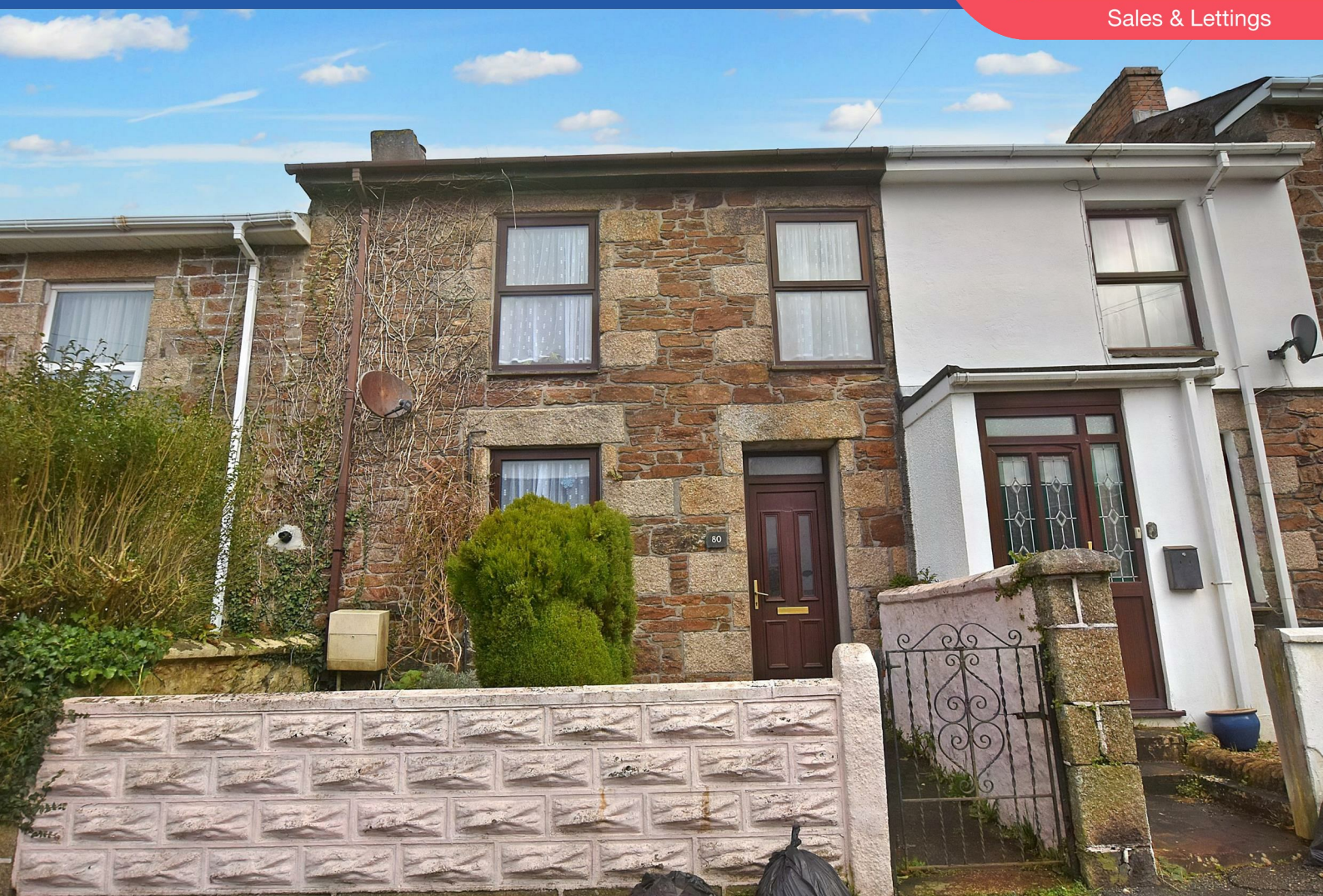
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Sales & Lettings



80 Drump Road

Redruth, TR15 1PR

Guide price £219,950



Offering family sized accommodation, this terraced house is situated close to the town centre and benefits from three bedrooms, a lounge, separate dining room, a fitted kitchen and a first floor bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there are enclosed gardens to both front and rear with the distinct bonus of a parking space to the rear.



Situated in a convenient location on the Truro side of Redruth with a convenience store within walking distance, it is also close to the town and the A30. The property still retains character whilst providing a modern kitchen and bathroom. It offers family sized living accommodation with two reception rooms and to the first floor there are three bedrooms with a family bathroom. Both reception rooms have focal point fireplaces housing electric coal effect fires and the kitchen is well appointed with a good range of storage units. The bathroom has a shower cubicle in addition to a panelled bath. Outside the rear garden is well enclosed with a lawned area and two patio areas. A gate leads to the rear where off road parking is provided for one vehicle. The property had gas central heating and this is complemented by double glazing throughout.

Redruth town offers a variety of amenities with local shops, cafes and a cinema plus railway and bus services. Redruth also offers primary schools and a secondary school with one of the primary schools being within walking distance of the property.

Obscure glazed upvc door leading to:

HALLWAY

Stairs leading to the first floor with a storage cupboard beneath. Door leading to the lounge and an opening into the dining room.

LOUNGE

12'1" x 11'0" (3.69m x 3.37m)

A character filled room with a focal point granite fireplace housing an electric coal effect fire with a brick surround. Recesses to either side, one with a storage cupboard. Beamed ceiling. Double glazed window.

DINING ROOM

15'1" x 9'5" (4.60m x 2.89m)

With a focal point fireplace having a wooden mantel and an electric coal effect fire. Double glazed window and a radiator. Beamed ceiling. Door leading to:

KITCHEN

8'6" x 12'11" (2.60m x 3.94m)

A modern kitchen offering a range of eye level and base units with some drawers. Built-in electric hob and oven with a cooker hood above and a metal splash back. Stainless steel one and a half bowl sink and drainer. Glow Warm gas combination boiler. Double glazed window with a door to the side leading to the rear garden. Radiator. Loft hatch.

FIRST FLOOR

LANDING

Doors leading to:

BEDROOM 1

10'1" x 12'0" (3.09m x 3.66m)

With a double glazed window to the front elevation and a radiator.

BEDROOM 2

8'3" x 9'10" (2.54m x 3.01m)

With a double glazed window to the rear elevation and a radiator. Window overlooking the stairs.

BEDROOM 3

7'0" x 8'5" (2.15m x 2.58m)

With a shelved storage cupboard over the stairs and a double glazed window to the front elevation.

BATHROOM

5'6" x 9'7" (1.70m x 2.94m)

Providing a shower cubicle with a mains shower over. Panelled bath, low level WC and a pedestal wash hand basin. Part tiled walls. Obscure double glazed window and a radiator.

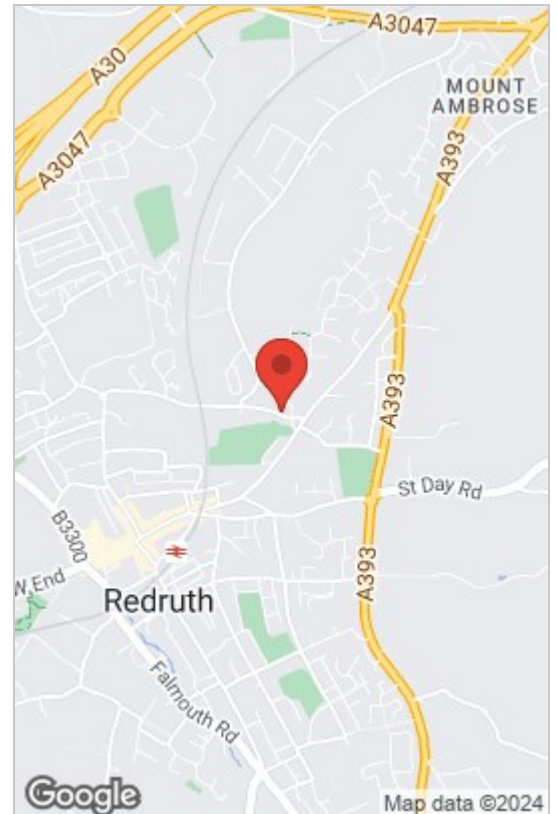
OUTSIDE

To the front of the property is a small enclosed garden area being laid with chippings and some mature shrubs. A path to the side of this leads to the front door. The rear garden is well enclosed with a patio area and steps leading up to the main garden which is mainly laid to lawn surrounded with mature shrubs and small trees. There is a further small patio area and a storage shed. A gate leads to an off road parking space for one vehicle.

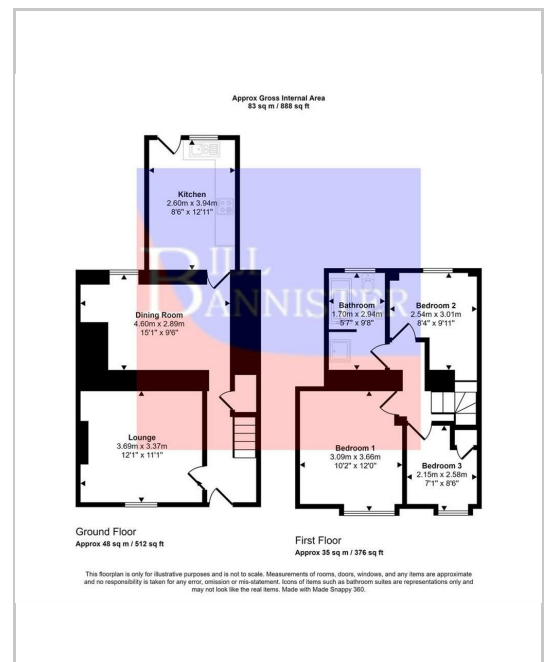
DIRECTIONS

From our office in Redruth proceed along Penryn Street and at the traffic lights turn left into Station Hill. At the next set of lights continue straight on passing the railway station on your right and on into Higher Fore Street. At the junction proceed straight on into East End and turn left opposite the Morrisons shop into Drump Road where the property will be found on the right hand side.

Area Map



Floor Plans



Energy Efficiency Graph

