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Sales & Lettings



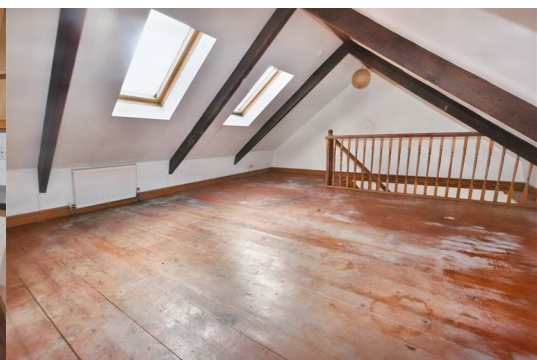
8 Symons Terrace

Redruth, TR15 1AA

Guide price £145,000



Situated in a very convenient location close to the town centre, this terraced character house is now in need of updating and is offered with no onward chain. There are two bedrooms plus the bonus of a good sized attic room, a lounge, dining area, kitchen, utility and a first floor bathroom. It is double glazed and this is complemented by gas fired heating. Externally there is an enclosed rear garden and a garage.



Offered for sale with no onward chain and now in need of some updating, is this character filled GRADE II LISTED terraced two bedroom property with an attic room. To the ground floor there is an open plan living/dining room with a focal point fireplace in the lounge and a gas fire in the dining area. There is also a kitchen, separate utility and a downstairs WC. On the first floor the landing has been opened up giving a spacious feel with doors leading to the main bedroom, second bedroom and bathroom. Stairs then lead up to the third floor converted attic room with two Velux windows. Outside to the rear of the property there is an enclosed garden which is in need of some clearing plus the benefit of a garage. The property has gas central heating and this is complemented by double glazing throughout.

The property is in a convenient location with the town centre being within level walking distance offering a variety of local amenities and transport links.

Wooden door with coloured pattern glass leading to:

FRONT VESTIBULE

Wooden door with glass panels leading to:

HALLWAY

Stairs leading to the first floor with an under stairs cupboard. Doors leading to the lounge/diner and kitchen. Radiator.

LOUNGE

14'6" x 10'3" (4.42m x 3.14m)

An open room with a focal point open fire having an ornate tiled surround and mantel with recesses to either side both having storage cupboards. Double glazed sash window and a radiator. An arched opening leads in to the dining area.

DINING AREA

13'3" x 9'3" (4.04m x 2.82m)

A focal point gas fire with a cupboard to one side and a double glazed sash window to the rear elevation. Door leading to:

UTILITY

4'0" x 5'10" (1.22m x 1.79m)

Undercounter space and plumbing for a washing machine with a stainless steel sink and drainer above. Obscure double glazed window and a radiator. Door leading to:

WC

Low level WC and a pedestal wash hand basin. Gas combination Vaillant boiler.

KITCHEN

8'11" x 7'4" (2.73m x 2.24m)

Providing a range of eye level and base units with a built-in gas hob, electric oven and cooker hood. Stainless steel sink and drainer. Tiled walls. Double glazed window and a door leading to the rear garden.

FIRST FLOOR

LANDING

An open landing on a split level with stairs leading to the second floor and doors leading to the bedrooms and bathroom. Double glazed sash window and a radiator.

BEDROOM 1

12'4" x 10'7" (3.78m x 3.24m)

Double glazed sash window and a radiator.

BEDROOM 2

13'6" x 9'2" (4.12m x 2.80m)

Double glazed sash window and a radiator.

BATHROOM

9'4" x 5'6" (2.85m x 1.68m)

Built-in shower cubicle with an electric Mira shower over and a panelled bath. Low level WC and a pedestal wash hand basin with a wall mounted mirrored medicine cabinet above. Built-in shelved cupboard. Obscure double glazed window. Radiator. Tiled walls.

SECOND FLOOR

ATTIC ROOM

18'10" x 15'8" (5.76m x 4.79m)

An open room with two Velux windows and a radiator.

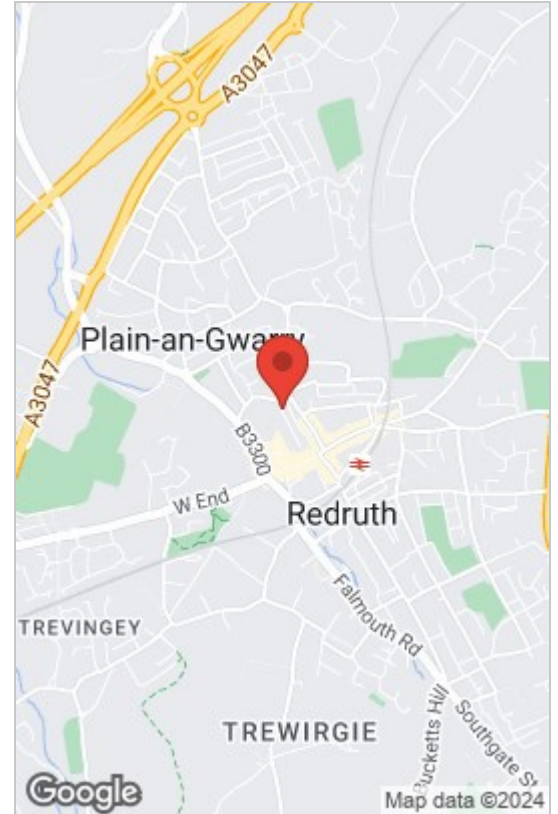
OUTSIDE

To the rear there is the benefit of a garage and an enclosed garden which is accessed via steps and in need of some clearing.

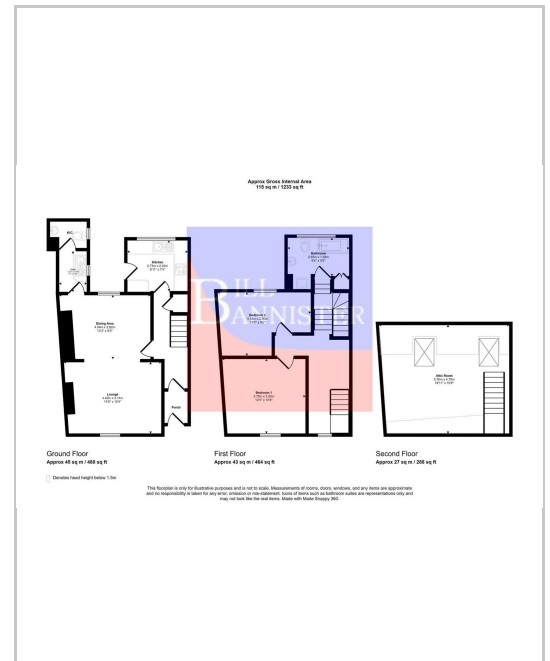
DIRECTIONS

From our office in Redruth proceed along Chapel Street and turn right by the sewing shop into Nettles Hill. Proceed up the hill and Symons Terrace will be found behind New Cut car park.

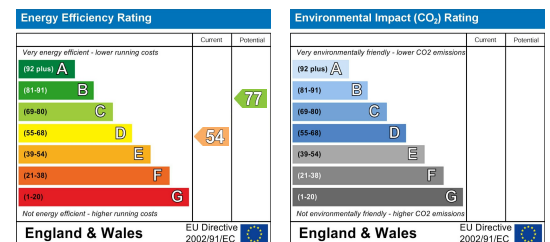
Area Map



Floor Plans



Energy Efficiency Graph



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