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BILL BANNISTER

Sales & Lettings



21 Wesley Street

Redruth, TR15 2EG

Asking price £219,950



Situated in a very convenient location close to the town centre, this well presented double fronted property is offered with no onward chain. The family sized accommodation benefits from three first floor bedrooms plus a ground floor bedroom with an en-suite, a lounge, fitted kitchen/diner and a first floor shower room. The property is double glazed and this is complemented by gas heating plus a multi fuel stove. Externally there is off road parking to the front and a well enclosed low maintenance rear garden.



Set back from the road, this is a modern double fronted home being the end one of three properties. An inspection will reveal that it is well presented by the vendors and there is no onward chain. To the first floor there are three bedrooms and a shower room. The ground floor has an entrance porch leading through to a sitting room and an extra room for perhaps a bedroom or a dependent relative with its own en-suite facility. To the rear there is a well appointed kitchen with plenty of units and appliances. The property has gas heating and a multi fuel stove that was installed in 2016. The house is double glazed and also has solar panels. Externally there is parking to the front for several vehicles and a side gate leads to a further well enclosed garden with a useful outbuilding. Redruth town itself is within several hundred yards offering travelling facilities by both bus and train.

Door leading to:

ENTRANCE PORCH

Double glazed windows and a door leading to:

LOUNGE

16'0" x 11'8" (4.89m x 3.58m)

Focal point inset multi fuel burner with a storage cupboard to one side. Stairs lead to the first floor and doors lead to the kitchen/diner and Bedroom 4. Bay style double glazed window and a radiator.

KITCHEN/DINER

15'3" x 7'10" (4.65m x 2.39m)

The kitchen is modern and well appointed offering a range of eye level and base units with an integrated fridge and a built-in eye level oven with a microwave above plus an electric hob with a cooker hood over. Space and plumbing for a dishwasher. Composite sink and drainer with a double glazed window above. Tiled splash backs. The dining area has two double glazed windows and a radiator. Door leading to the rear garden.

BEDROOM 4

8'11" x 7'6" (2.72m x 2.31m)

Double glazed window to the front elevation and a radiator. Door leading to:

EN-SUITE

9'0" x 6'5" (2.76m x 1.98m)

Providing a spa bath with a mains shower head over and a glass screen. Low level WC and a vanity sink unit with storage below and a round wall mounted mirror above. Cupboard housing the Baxi combination boiler. Radiator. Double glazed window and a door leading to the rear garden.

FIRST FLOOR

LANDING

Loft access and a radiator. Doors leading to:

BEDROOM 1

9'5" x 14'11" (2.88m x 4.55m)

Two double glazed windows with a dual aspect and a radiator.

BEDROOM 2

9'7" x 10'1" (2.93m x 3.08m)

Double glazed window and a storage alcove with a hanging rail and shelf. Radiator.

BEDROOM 3

9'0" x 7'11" (2.76m x 2.43m)

Double glazed window and a radiator.

SHOWER ROOM

6'1" x 7'6" (1.86m x 2.31m)

Walk-in shower with a rainfall and hand held shower head over plus an assistance seat. Low level WC and a vanity sink unit with storage and a wall mounted mirror above. Towel radiator. Obscure double glazed window.

OUTSIDE

To the front of the property there is off road parking for two/three vehicles with a gated side access to the rear garden. The rear garden is low maintenance and has the benefit of a block built store. Please note the neighbour has right of access through the rear garden.

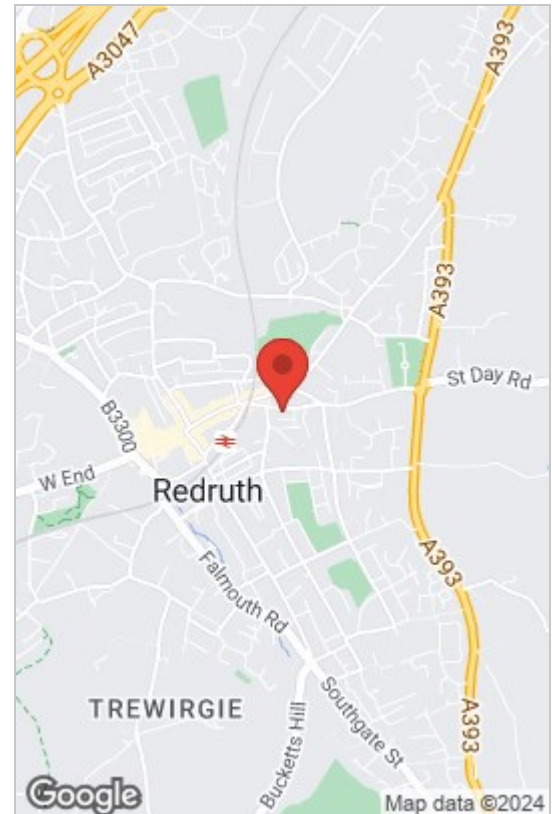
DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the traffic lights into Station Hill. At the next set of lights continue straight on passing the railway station on the right and on into Higher Fore Street. At the junction turn right and take the right hand fork at the triangle into Wesley Street where the property will be found on the left hand side.

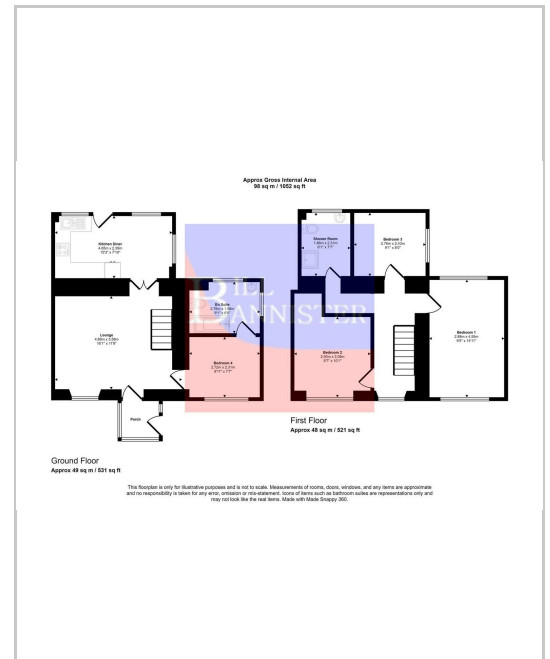
AGENTS NOTES

There are solar panels on the roof which are owned.

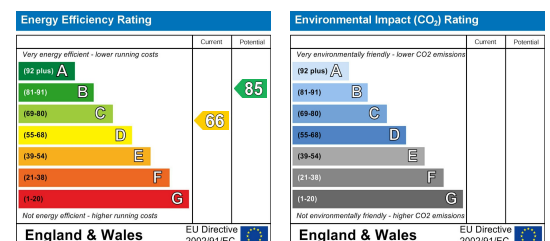
Area Map



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.