

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## 32 Penhale Estate

Redruth, TR15 1HG

**Guide price £199,950**



Ideal for first time buyers or investment purposes, this modern terraced house is immaculately presented and offers two bedrooms, a lounge, fitted kitchen/diner, shower room and the bonus of a rear conservatory. The property is double glazed and this is complemented by gas fired heating. Externally there are lovely low maintenance gardens to both front and rear plus communal parking facilities.



This beautifully presented property has been owned from new by the present vendors and it offers updated accommodation with modern fittings. To the first floor there are two bedrooms both having lovely views towards the north coast. There is also a shower room and the landing has loft access. To the ground floor there is a front porch, a lounge, a well appointed kitchen/diner and a rear conservatory. Heating is via a gas fired system and the property is of course double glazed. Externally there are communal parking facilities and a low maintenance garden to the front. The rear garden has been very thoughtfully laid out over the years with gravelled areas, outside lighting, a useful shed, a seat and a patio area taking advantage of the sun in the summer months. Redruth town is within approximately a mile and a quarter and local facilities are available in Close Hill to include a convenience store/post office and bus services. The A30 is within a mile.

#### ENTRANCE PORCH

6'2" x 4'10" (1.88m x 1.48m)

With a tiled floor and a small pane door to:

#### LOUNGE

17'1" x 10'0" (5.22m x 3.07m)

Stairs to the first floor, a radiator and access to:

#### KITCHEN/DINER

17'1" x 6'6" (5.23m x 1.99m)

One and a half bowl stainless steel sink unit flanked by working surfaces having cupboards and drawers beneath, a breakfast bar and complementary eye level cupboards. Understairs storage, space for white goods, spot lighting and a tiled floor.

#### REAR CONSERVATORY

10'2" x 6'8" (3.10m x 2.05m)

With a radiator and access to the rear garden.

#### FIRST FLOOR

##### BEDROOM 1

9'11" x 10'0" (3.04m x 3.07m)

With a radiator and a lovely view.

##### BEDROOM 2

6'7" x 10'0" (2.02m x 3.07m)

With a radiator and a lovely view.

#### LANDING

Loft access and a cupboard housing a Worcester combi gas boiler.

#### SHOWER ROOM

7'0" x 6'7" (2.14m x 2.03m)

Corner shower cubicle with an electric shower and sliding doors. Enclosed wash hand basin and a low level wc. Radiator.

#### OUTSIDE

To the front a pathway leads to the porch and the garden is low maintenance being laid with decorative chippings. To the rear a lot of thought has gone into a well laid out garden giving a good degree of privacy having a garden shed, a patio area, a gravelled area, a seat and lighting.

#### DIRECTIONS

Leaving the A30 westbound at Avers roundabout, take the turning left after Aldi towards the town into Close Hill. Proceed along and take the fourth turning on the left into Strawberry Lane. Take the fourth turning on the right into Penhale Estate and proceed down to the far end where number 32 will be found on the left hand side.

#### AGENTS NOTE

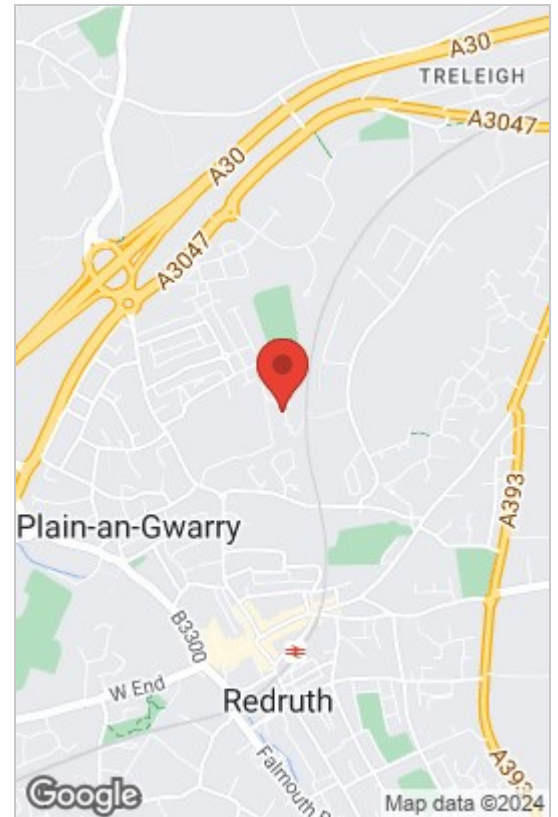
TENURE: Freehold.

COUNCIL TAX BAND: A.

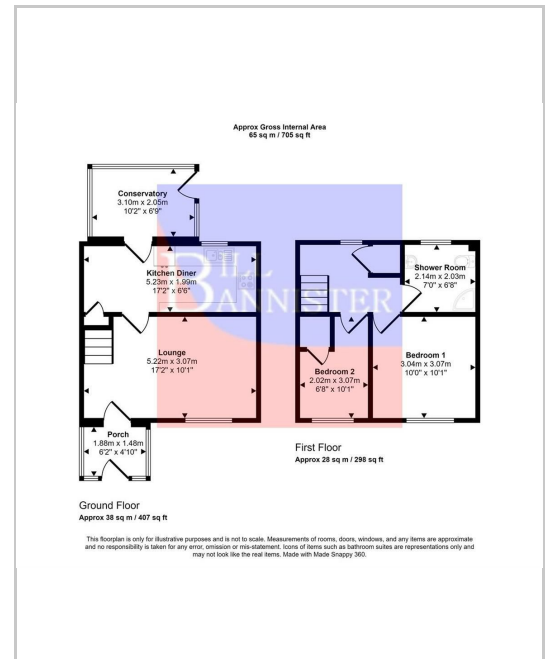
#### SERVICES

Mains drainage, mains metered water, mains electricity and mains gas.

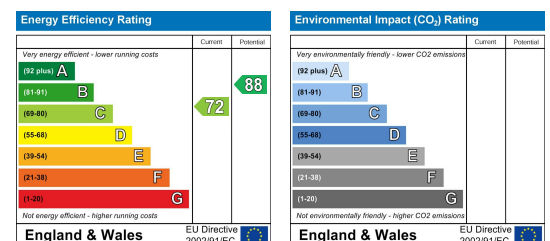
## Area Map



## 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.