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Sales & Lettings



## 3 Treloweth Road

Pool, Redruth, TR15 3NY

**Guide price £199,950**



This well presented end of terrace house is situated close to amenities and benefits from two double bedrooms, a lounge, a kitchen/diner, bathroom and the bonus of a rear sun lounge. The property is double glazed and this is complemented by gas fired heating. Externally there are well enclosed gardens with the benefit of two outbuildings.



Set back from the road in a very convenient location, this end of terrace house offers well presented accommodation. An inspection will reveal that there are two good sized bedrooms with recesses to the first floor. To the ground floor a hallway leads to a lounge, a kitchen/diner, a sun lounge, rear lobby and a bathroom. A gas heating system is provided and there is double glazing. Externally there is an area of ground to the front, the side and then a generous well enclosed lawned rear garden with a pedestrian gate. The house has been stone chipped for ease of maintenance. Out of town shopping facilities are available within three quarters of a mile, there are bus services and the A30 is within some two miles.

#### ENTRANCE HALL

Upvc double glazed door and stairs to the first floor. Small pane glazed door to:

#### LOUNGE

10'11" x 11'7" (3.35m x 3.54m)

Former fire surround flanked by alcoves. Understairs cupboard, radiator and a small pane glazed door to:

#### KITCHEN/DINER

14'7" x 9'0" (4.45m x 2.75m)

Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath and splash backs. Radiator, space for white goods and a pantry.

#### REAR LOBBY

Cupboard housing an Ideal gas combi boiler.

#### BATHROOM

5'4" x 6'11" (1.64m x 2.12m)

Panelled bath with a mains shower and screen. Wash hand basin and a low level wc. Tiled walls and a radiator.

#### SUN LOUNGE

6'1" x 9'1" (1.87m x 2.77m)

Radiator and patio doors to the rear.

#### FIRST FLOOR

##### BEDROOM 1

14'4" x 9'1" (4.38m x 2.78m)

Radiator and two recesses.

##### BEDROOM 2

14'6" x 11'7" (4.42m x 3.54m)

Window to the rear, radiator, room for a wardrobe and loft access.

#### LANDING

With loft access.

#### OUTSIDE

On street parking is available. There is a well enclosed front garden with hedging and lawns, timber fencing to the side with a gate and pathway to the front door. To the side there is a long gravelled area that has two timber outbuildings. The rear garden is roughly square being of generous proportions with quite substantial fencing. There is a pedestrian gate to the rear service lane. Outside tap.

#### DIRECTIONS

From our office in Redruth take the main road towards Camborne. Proceed past Morrisons on your right and take the next turning right into Trevithick Road. Take the second turning left and the property will be found on the right.

#### AGENTS NOTE

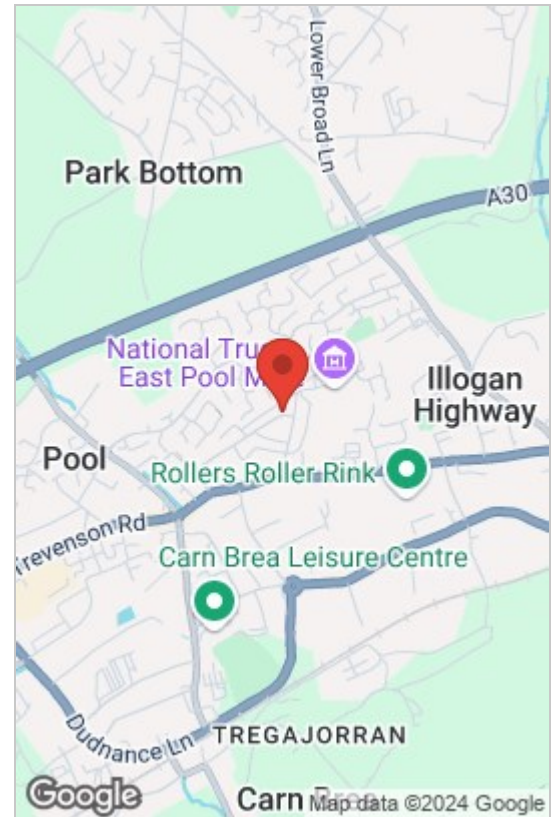
TENURE: Freehold.

COUNCIL TAX BAND: A.

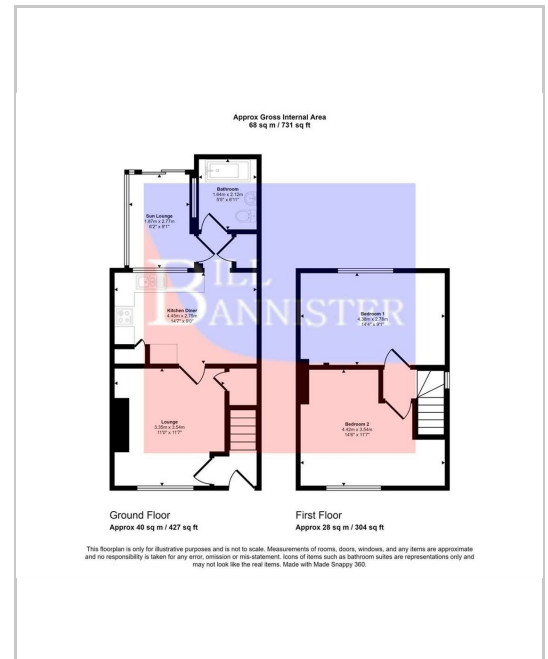
#### SERVICES

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

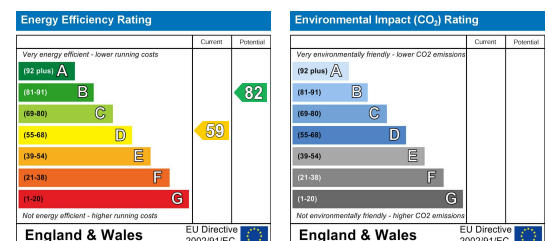
## Area Map



## Floor Plans



## Energy Efficiency Graph



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