

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



41 West End Redruth, TR15 2SQ

£179,950



Situated in a convenient location close to the town centre, this well presented terraced cottage is offered for sale with no onward chain. It benefits from two bedrooms, two reception rooms, a modern fitted kitchen and a bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there are gardens to both front and rear and a useful storage shed.



Offered for sale with no onward chain is this traditional cottage combined with modern facilities and we recommend an early inspection. To the ground floor there are two reception rooms with the dining area having a focal point fireplace and built-in cupboards. The kitchen is modern offering a range of storage units with a built-in electric hob and oven plus space for white goods. There is access to a rear lobby with doors leading to the rear garden and the bathroom has been modernised with a P shaped bath having a mains rainfall shower and handheld shower head over. To the first floor there are two double bedrooms. Externally the front is laid with chippings and the rear is well enclosed being a lovely sun trap with chippings to the side and an astro turfed area with a storage shed.

The town centre is within a few hundred yards walk, there is a bus stop close by and the A30 is within approximately one and a half miles.

ENTRANCE HALLWAY

With a radiator and a double glazed front door. Opening to:

DINING AREA

10'9" x 9'8" (3.28m x 2.95m)

A focal point painted brick fireplace with two alcoves to either side having half cupboards. Window recess and a seat looking to the rear garden with a double glazed window. Beamed ceiling. Radiator. Stairs to the first floor. Opening to the lounge and kitchen.

LOUNGE

13'8" x 10'11" (4.18m x 3.33m)

Double glazed window with a window seat and a cupboard beneath. Radiator.

KITCHEN

5'11" x 11'8" (1.81m x 3.56m)

A modern kitchen providing a range of wall and base units with tiled splash backs and a fitted oven and hob. Appliance space and two windows to the side.

REAR LOBBY

Door leading to the rear garden. Radiator. Door leading to:

BATHROOM

7'1" x 6'4" (2.17m x 1.94m)

A modern bathroom with a P shaped bath and a mains handheld shower with a rainfall shower head over plus a glass screen. Vanity sink unit with storage and a wall mounted mirrored medicine cabinet above. Low level WC. Linen cupboard. Wall mounted Worcester gas combination boiler. Ladder radiator. Part tiled walls. Obscure double glazed window.

FIRST FLOOR

BEDROOM 1

12'4" x 9'8" (3.78m x 2.96m)

Double glazed window to the front elevation and a radiator. Loft access.

BEDROOM 2

14'1" x 8'9" (4.31m x 2.68m)

With a double glazed window to the rear elevation. Radiator.

OUTSIDE

To the front the garden is laid with chippings and some shrubs. There is a side area laid with chippings which leads to the well enclosed rear garden which has astro turf and a useful garden shed.

AGENTS NOTE

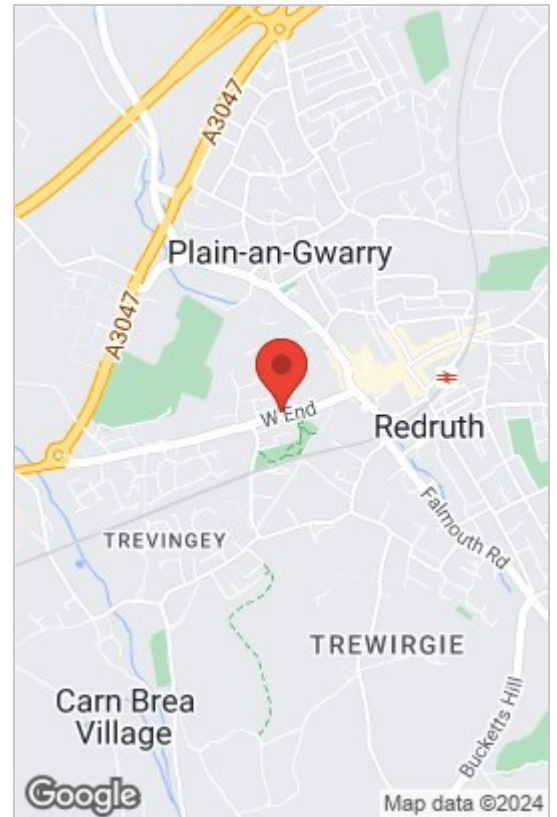
TENURE: Freehold.

COUNCIL TAX BAND: A.

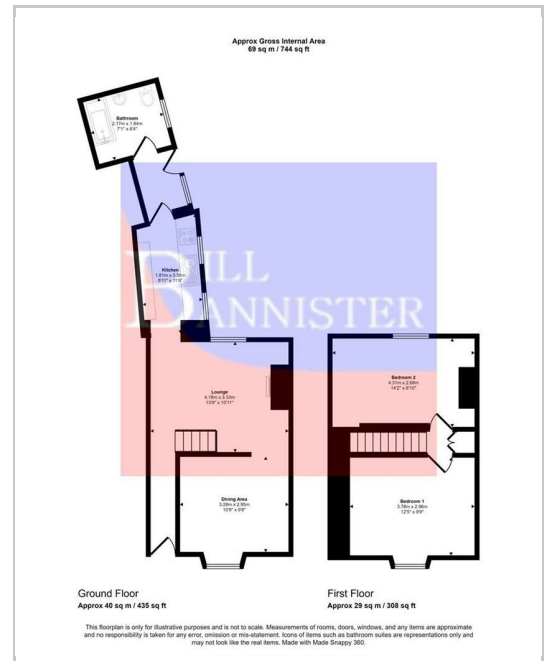
SERVICES

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

Area Map



Floor Plans



Energy Efficiency Graph

