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# BILL BANNISTER

Sales & Lettings



## Pentewan Old Pond Lane

Redruth, TR15 1DN

**£249,950**



This well presented end terraced house is offered for sale with no onward chain and benefits from family sized accommodation. There are three first floor bedrooms with a family bathroom and to the ground floor there is a good sized lounge/diner with a multi fuel burner, a well appointed kitchen and the bonus of two large storage cupboards. The property is double glazed and this is complemented by oil fired heating. Externally there are well enclosed gardens and off road parking.





Offered for sale with no onward chain and located within walking distance from Redruth town centre is this three bedroom end terraced house. The vendor informs us that the property was originally two cottages knocked into one making spacious living with a lounge/dining area benefiting from a multi fuel burner. It gives the impression of being a detached property from the front however it is attached at the rear to another property. The kitchen offers a range of storage units and ample work surface areas. The property also benefits from two large storage cupboards located in the hallway and kitchen. To the first floor there are three bedrooms with the third having a built-in storage cupboard. The bathroom has a P shaped bath with a rainfall shower head over plus the benefit of a vanity sink unit. Outside there is a private enclosed garden to the side being mainly laid to lawn, and double gates give access for parking if required.

Redruth town centre offers a range of local amenities with shops and schools plus a railway station together with bus services.

Obscure double glazed door leading to:

#### ENTRANCE HALLWAY

Stairs leading to the first floor. Built-in large storage cupboard. Radiator. Doors leading to:

#### LOUNGE/DINING ROOM

21'9" x 12'2" (6.65m x 3.73m)

The lounge area offers a focal point inset multi fuel burner with a granite mantel and recesses to either side. Two double glazed windows and a radiator. Opening to the dining area with a radiator.

#### KITCHEN

8'8" x 13'8" (2.66m x 4.17m)

A well appointed room with a range of storage cupboards and drawers plus a large built-in cupboard and space for white goods. Belfast sink and tiled splash backs. Double glazed window and an obscure glazed door leading to the garden.

#### FIRST FLOOR

#### LANDING

Loft access. Two double glazed windows. Radiator.

#### BEDROOM 1

13'4" x 14'0" (4.08m x 4.29m)

Two double glazed windows and a radiator.

#### BEDROOM 2

11'11" x 10'1" (3.64m x 3.09m)

Double glazed window and a radiator.

#### BEDROOM 3

8'9" x 6'5" (2.67m x 1.98m)

Built-in shelved cupboard. Double glazed window and a radiator.

#### BATHROOM

5'5" x 6'9" (1.67m x 2.08m)

Providing a P shaped bath with a rainfall shower head over and jets plus a glass screen. Vanity sink unit with storage and a low level WC. Obscure double glazed window.

#### OUTSIDE

To the rear and side of the property there is a well enclosed garden with a patio area, the oil tank and a storage shed. The main area of the garden is laid to lawn with double gates creating off road parking if required.

#### DIRECTIONS

From our office in Redruth proceed along Chapel Street and into Foundry Row. Turn right opposite Kresen Kernow into Plain An Gwarry and then first left into Treleigh Terrace where the property will be found on the right hand side opposite the turning to Colebrook Close.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

Mains drainage, mains metered water, mains electricity. Oil heating.

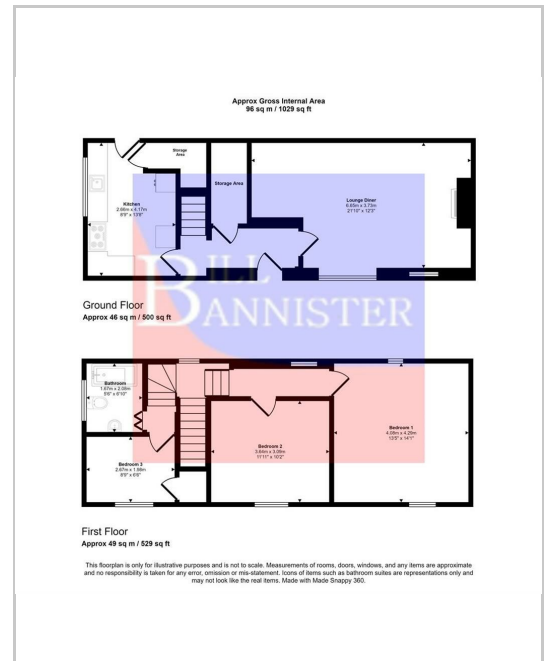
Broadband highest available download speeds - Standard 6 Mbps, Superfast 46 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Limited, Vodafone Likely (sourced from Ofcom).

## Area Map



## Floor Plans



## Energy Efficiency Graph

