

66 West End · Redruth · Cornwall · TR15 2SQ

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Sales & Lettings



1 Rule Street , Redruth, TR15 1EN

Guide price £249,950



This modern end terraced house is situated in a convenient location and offers family sized accommodation. It benefits from three bedrooms, a lounge, a fitted kitchen/diner, a family bathroom and the bonus of a ground floor cloakroom. The property is double glazed and this is complemented by gas fired heating. Externally there is a well enclosed rear garden and two parking spaces.



Situated on the edge of the town, this modern property offers well presented three bedroomed accommodation together with a lounge, a well appointed kitchen/diner, a bathroom and a cloakroom. There is gas fired heating complemented by double glazing. The rear garden is well enclosed and the property also has two parking spaces. Easy access is given to shopping facilities, the A30 and Redruth town.

ENTRANCE HALL

Stairs to the first floor, understairs cupboard and a radiator.

CLOAKROOM

Enclosed wash hand basin with cupboards beneath, a wc, a radiator and an extractor fan.

LOUNGE

9'1" x 13'0" (2.78m x 3.98m)

A pleasant dual aspect room with a radiator.

KITCHEN/DINER

16'5" x 7'9" (5.01m x 2.37m)

Single drainer stainless steel sink unit and an array of working surfaces with cupboards and drawers beneath incorporating an oven and a hob plus tiled splash backs. Complementary eye level cupboards with a cooker hood and a pull-out double height cupboard with shelving. Logik gas fired boiler, space for white goods and French doors to the rear garden.

FIRST FLOOR

BEDROOM 1

8'7" x 11'8" (2.64m x 3.56m)

A dual aspect room with a radiator.

BEDROOM 2

8'7" x 9'4" (2.62m x 2.85m)

A dual aspect room with a radiator.

BEDROOM 3

7'3" x 8'7" (2.23m x 2.64m)

A built-in cupboard and a radiator.

LANDING

With loft access.

BATHROOM

7'0" x 5'4" (2.15m x 1.65m)

Panelled bath with a tiled surround, a screen and a mains shower. Wash hand basin with a splash back and a low level wc. Ladder radiator.

OUTSIDE

A gateway leads to the front door and there is a well enclosed rear garden with lawns, paving and a pedestrian gate. There are two parking spaces.

DIRECTIONS

Leaving the A30 westbound at Avers roundabout take the first exit onto the dual carriageway. Turn right at the first roundabout and then right again. Take the first left into Rule Street and follow the road round where number 1 will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

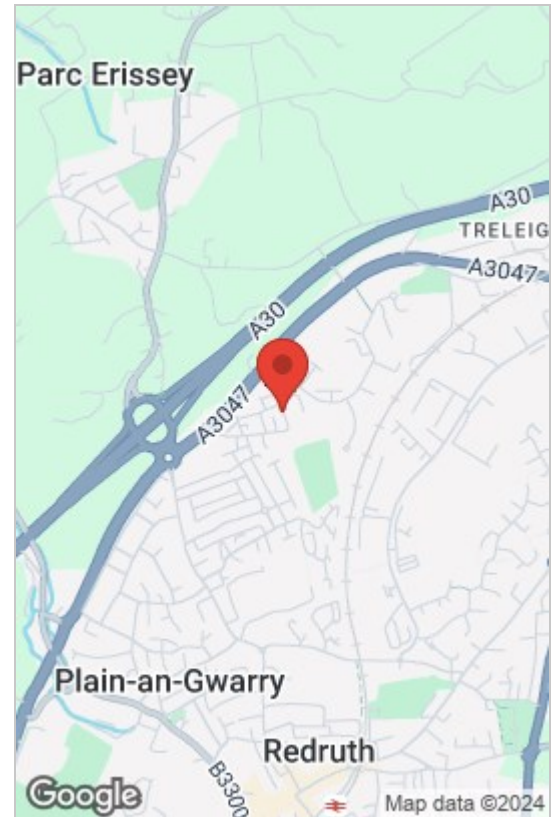
SERVICES

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

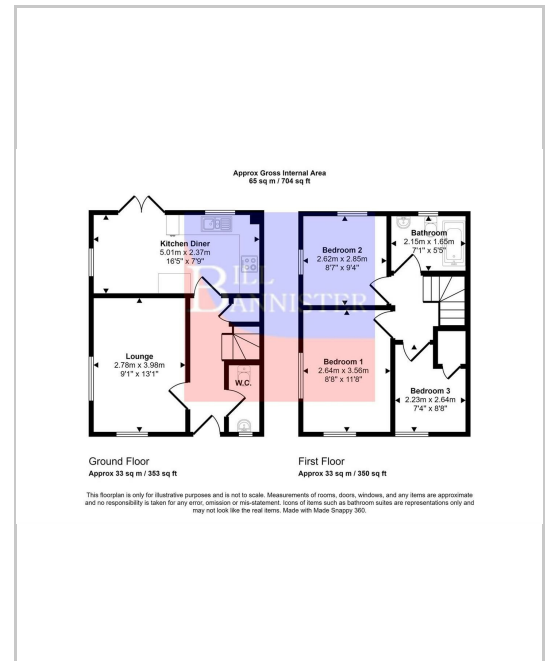
Broadband highest available download speeds - Standard 9 Mbps, Superfast 75 Mbps (sourced from Ofcom).

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

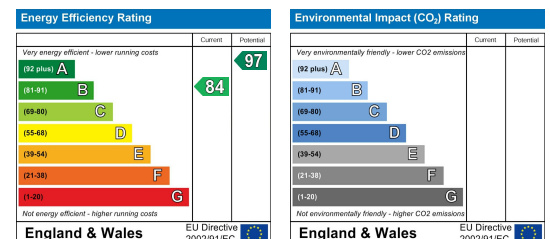
Area Map



Floor Plans



Energy Efficiency Graph



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