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# BILL BANNISTER

Sales & Lettings



## 18 Trefusis Terrace

Redruth, TR15 2HA

**Guide Price £210,000**



Situated in a popular residential location, this beautifully presented terraced cottage offers two bedrooms, a lounge with a gas stove, a fitted kitchen/diner with Velux windows and French doors, a first floor bathroom and the bonus of a ground floor cloakroom. The property has gas fired heating and this is complemented by double glazing. Externally there is on street parking to the front and a lovely well enclosed rear garden.



Number 18 is a traditional cottage style home combining character features with modern facilities. The lounge focuses on a gas coal effect fire in a fine surround with a granite hearth. There are two alcoves, one of which has shelving and the other a built-in cupboard. The kitchen/diner has a good array of units and a built-in oven, hob, extractor and a dishwasher. The ground floor has laminate effect vinyl flooring for ease of maintenance. There is a rear cloakroom and two bedrooms to the first floor with fine views from the front elevation stretching down towards the north coast. The bathroom has a panelled bath with a shower and a curved screen plus a ladder radiator. The property is double glazed and this is complemented by gas fired heating. Externally there is a thoughtfully laid out rear garden with part being constructed with toughened glass panels. Redruth town is within a third of a mile and in addition to shops you will find travelling facilities by bus and rail.

**LOUNGE**  
13'9" x 12'2" (4.21m x 3.72m)

Approached via a upvc double glazed front door with a window to the front elevation. Focal point fire surround with a granite hearth and a gas coal effect stove. Two alcoves, one of which has shelving and the other has a built-in cupboard. Stairs with storage space leading to the first floor. Radiator and laminate effect vinyl flooring. Access to:

**KITCHEN/DINER**  
13'11" x 15'1" (4.26m x 4.62m)  
One and a half bowl stainless steel sink unit flanked by working surfaces having cupboards and drawers beneath plus splash backs. Complementary eye level cupboards are provided and appliances include an oven, hob, hood and a dishwasher. Space for further white goods. This room has two electronically operated Velux windows and French doors to the rear garden. Wall mounted Baxi combination gas boiler.

**CLOAKROOM**  
Space for white goods, a wash hand basin and a wc. Ladder radiator and extractor fan.

**FIRST FLOOR**

**BEDROOM 1**  
10'2" x 12'0" (3.11m x 3.67m)  
Window to the front elevation taking advantage of the views towards the north coast. Deep built-in cupboard, a radiator, spot lighting and loft access.

**BEDROOM 2**  
10'3" x 9'6" (3.13m x 2.92m)  
Window to the rear elevation, a radiator and spot lighting.

**LANDING**  
With a recess, a radiator and spot lighting.

**BATHROOM**  
6'9" x 6'7" (2.06m x 2.01m)  
Panelled bath with a shower and a curved screen. Wash hand basin with a splash back and a low level wc. Extractor fan and a ladder radiator.

**OUTSIDE**  
There is on street parking to the front. The rear garden is well enclosed having a patio area with steps and safety glass panels leading up to a lawned garden which takes full advantage of the afternoon sun. There is also a decked area with a small garden shed. Beyond this is an area ready for landscaping to your own requirements.

**DIRECTIONS**  
From our office in Redruth proceed along Penryn Street and turn left at the traffic lights into Station Hill. At the next lights continue straight on passing the railway station on your right and on into Higher Fore Street. At the junction turn right and at the triangle take the left hand fork and proceed straight over into Trefusis Terrace where number 18 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 heating.

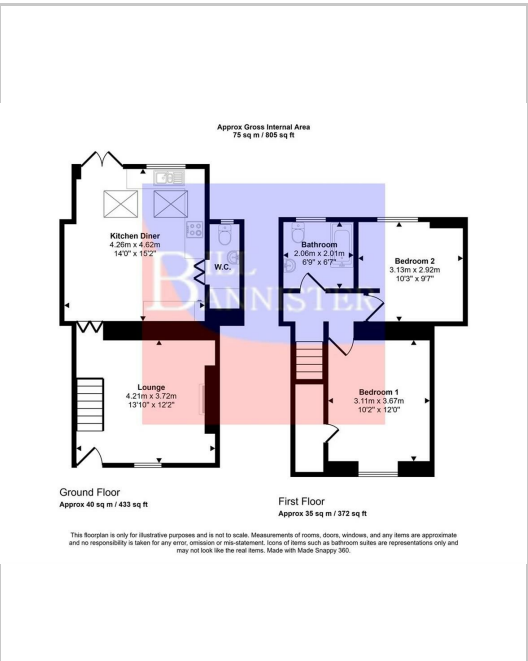
Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

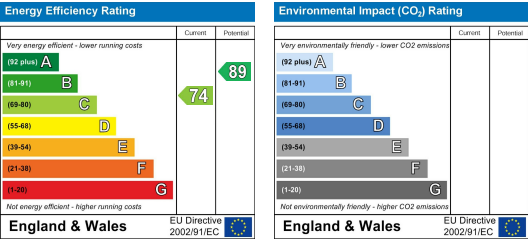
Area Map



Floor Plans



Energy Efficiency Graph



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