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BILL BANNISTER

Sales & Lettings



5 Woolf Place

Pool, Redruth, TR15 3SW

£265,000



This modern end terraced house is situated in a convenient location close to amenities and is well presented by the vendors. It benefits from three bedrooms, a lounge with patio doors, a fitted kitchen/diner, a first floor bathroom and the bonus of a ground floor wc. The property has triple glazing and this is complemented by gas fired heating. Externally there is dedicated parking and a well enclosed lawned rear garden.



The property is located on the fringe of the Heartlands development and is a modern end of terrace house offering family sized accommodation and designed to be energy efficient. The house has three bedrooms plus a family bathroom to the first floor and the ground floor offers well proportioned open plan living and a downstairs wc/cloakroom. Heating is to radiators via a gas boiler and all windows are triple glazed. It is set back from the road to the front, there is an enclosed rear garden and dedicated parking.

Upvc front door with obscure glazed panel to:

HALLWAY

With a meter cupboard and a radiator. Door to:

WC

4'5" x 5'1" (1.35m x 1.55m)
Low level wc, small pedestal wash hand basin with a tiled splash back and a radiator.

KITCHEN/DINER

7'10" x 12'4" (2.40m x 3.78m)
Fitted with a range of eye level and base storage cupboards with roll edge work surfaces. There is an integrated electric oven with a gas hob and extractor hood over plus a stainless steel splash back. One and a half bowl stainless steel sink and drainer. Plumbing for a washing machine, space for a fridge/freezer and a breakfast bar. Open access to:

LOUNGE

15'10" x 13'10" (4.83m x 4.24m)
Two radiators, understairs cupboard and upvc double patio doors leading out to the rear garden. Window overlooking the rear garden. Stairs leading to first floor.

FIRST FLOOR

OPEN LANDING AREA

Storage cupboard, wall mounted radiator and a loft access.

BEDROOM 1

8'3" x 14'0" (2.52m x 4.27m)
Radiator and a window overlooking the rear garden.

BEDROOM 2

8'0" x 12'4" (2.46m x 3.76m)
Radiator and a window overlooking the front aspect.

BEDROOM 3/OFFICE/STUDY

6'11" x 8'5" (2.13m x 2.59m)
Radiator and a window overlooking the rear garden.

FAMILY BATHROOM

6'9" x 5'4" (2.08m x 1.64m)
Partially tiled walls, a low level wc, a pedestal basin with a tiled splash back and a panelled bath with a mains shower over. Radiator, extractor fan and a wall mounted mirrored medicine cabinet. Obscure glazed window.

OUTSIDE

To the front a pedestrian gate leads to the front door. The rear garden is mainly laid to lawn with a small raised decking area and a generous shed.

DIRECTIONS

From our office in Redruth take the main road towards Camborne passing through Illogan Highway and Morrisons on your right hand side. At the mini roundabout proceed straight on through Pool and take the first turning left opposite Cornwall College into Robinsons Avenue. At the T junction turn left and take the first left into Woolf Place.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

The property has solar panels that are owned.

There are plans to install an electric vehicle point.

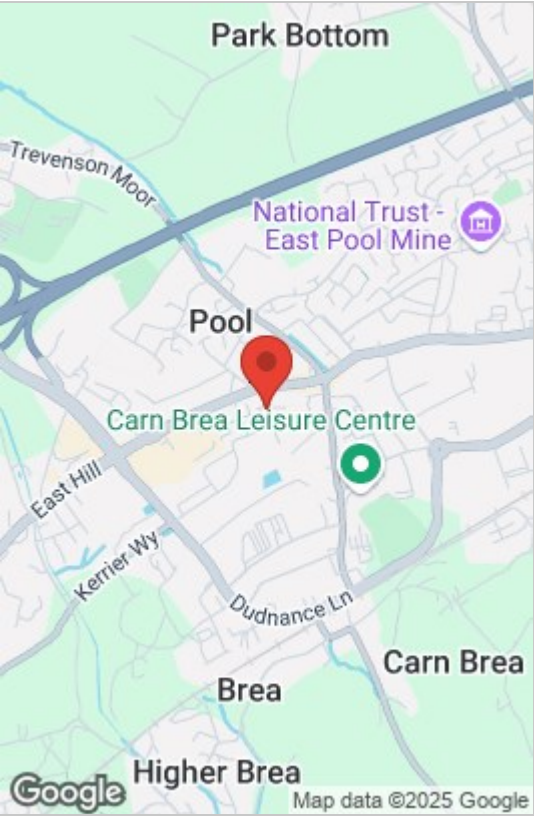
SERVICES

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

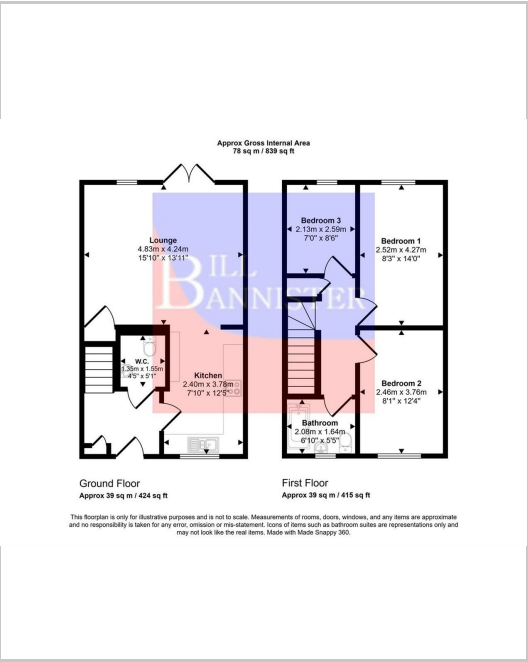
Broadband highest available download speeds - Standard 4 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

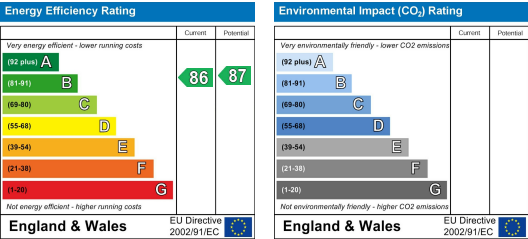
Area Map



Floor Plans



Energy Efficiency Graph



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