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BILL BANNISTER

Sales & Lettings



23 Trefusis Terrace

Redruth, TR15 2HA

£249,950



This end terraced house offers very well presented family sized living accommodation and benefits from three bedrooms with a first floor bathroom, a lovely lounge with a multi fuel burner and open access to a fitted kitchen/diner with the bonus of a rear laundry room/cloakroom. It is double glazed and this is complemented by gas fired heating. Externally there are lovely tiered rear gardens with a patio area and a garden shed.



Situated in this ever popular location, this elevated property has views from the first floor towards the north coast. Very well presented by the vendors, it offers three bedroomed accommodation, a landing with a cupboard housing a Worcester gas combi boiler and a family bathroom that incorporates a shower. To the ground floor there is a very pleasant lounge focusing on a fireplace and hearth with an inset multi fuel stove. Open access leads to the kitchen/diner with fitted appliances. In addition to the gas heating, it has upvc double glazing. There is also a rear lobby with a door leaading to a useful cloakroom/laundry room. The rear garden is worthy of note being set over three tiers being laid to lawn and having a top patio/barbeque area taking full advantage of the summer sunshine. Redruth town is within approximately a third of a mile and offers shops and travelling facilities. Victoria Park is close by and there are lovely country walks to nearby Carn Marth, the second highest point in the county.

Entrance door with glazed coloured glass panels leading to:

LOUNGE

15'0" x 13'7" (4.59m x 4.16m)
Focusing on a multi fuel stove inset into a tiled hearth with chimney breast above. Two alcoves and stairs to the first floor with a cupboard beneath. Radiator, oak flooring and open access to:

KITCHEN/DINER

6'11" x 10'4" + 10'6" x 15'5" (2.11m x 3.15m + 3.22m x 4.72m)
Well appointed and benefiting from a fridge/freezer, a dishwasher, an oven, hob and a cooker hood. There is a Belfast sink with adjoining working surfaces having cupboards and drawers beneath and complementary eye level units. Radiator and door to:

REAR LOBBY

With a tiled floor.

LAUNDRY ROOM/CLOAKROOM

4'3" x 6'0" (1.30m x 1.83m)
A low level wc, working surfaces, a tiled floor and space for white goods. Fitted wall shelving.

FIRST FLOOR

BEDROOM 1

12'5" x 10'10" (3.81m x 3.32m)
Window to the rear overlooking the garden, natural stone wall and a radiator.

BEDROOM 2

10'5" x 12'6" (3.19m x 3.83m)
Natural stone wall, a radiator and far reaching views towards the north coast.

BEDROOM 3

9'2" x 8'5" (2.81m x 2.58m)
With similar views and a radiator.

LANDING

Cupboard housing the Worcester gas combi boiler.

BATHROOM

6'6" x 7'4" (2.00m x 2.26m)
Twin grip panelled bath with a mains shower, curtain and rail plus a tiled surround. Pedestal wash hand basin and a low level wc. The remainder of the walls are half tiled. Radiator.

OUTSIDE

There is on street parking to the front of the property. To the rear there is a thoughtfully laid out garden with a court and steps leading to a grassed area either side of the path with a garden shed. Steps lead to a further area with lawns and shrubbery plus a well laid out patio/barbeque area which is ideal for the summer days and evenings.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the lights into Station Hill. Continue straight on at the next set of lights passing the railway station on your right and into Higher Fore Street. At the junction turn right and at the triangle proceed straight over into Trefusis Terrace where the property will be found on the left hand side.

AGENTS NOTES

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

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

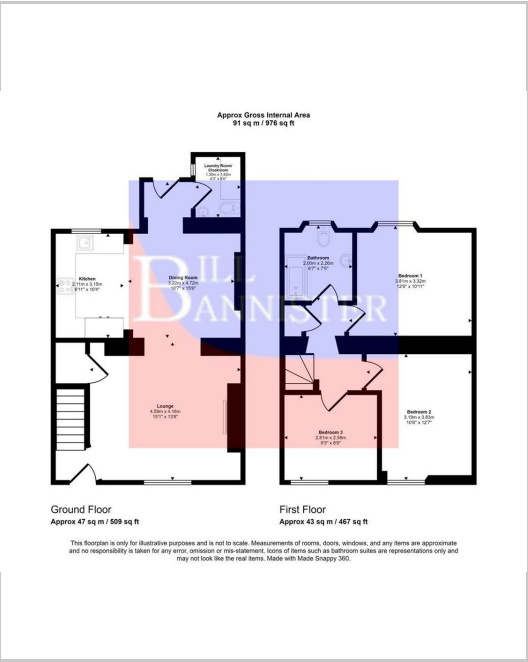
Broadband highest available download speeds - Standard 6 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

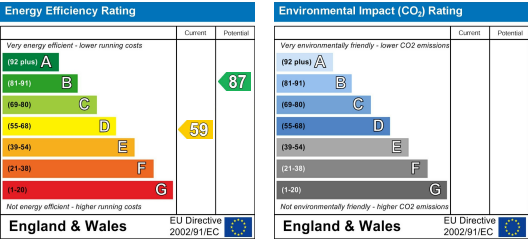
Area Map



Floor Plans



Energy Efficiency Graph



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