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BILL BANNISTER

Sales & Lettings



8 Wilkinson Gardens

Sandy Lane, Redruth, TR15 2FB

£225,000



This modern end terraced house is a Section 106 discounted property and the price represents 90% of the full market value. The property offers good sized family accommodation with three bedrooms, a lounge/diner, fitted kitchen, a first floor bathroom and the bonus of a ground floor wc. It is double glazed and this is complemented by gas fired heating. Externally there is an enclosed rear garden and an allocated parking space.



We are pleased to offer for sale this well presented, deceptively spacious three bedroom end of terrace home, situated in a sought after development on the edge of town within close proximity to the centre, mainline railway, bus routes and other amenities. A particularly well proportioned open plan living area and kitchen has the benefit of a breakfast bar. There are two double bedrooms and one single to the first floor with the bonus of a downstairs wc. The property has gas central heating which is further complemented by double glazing throughout. An enclosed low maintenance rear garden, an allocated parking space, supplemented by nearby street parking further adds to the appeal of this property, therefore an early viewing is absolutely recommended.

Wooden front door with five glazed panels leading to:

HALLWAY

Radiator, smoke alarm and stairs to the first floor.

WC

Low level wc, wash hand basin with built-in vanity and mirror above, radiator and extractor fan. Upvc obscure double glazed window to the front aspect.

KITCHEN

10'5" x 9'2" (3.18m x 2.80m)

Upvc double glazed window overlooking the front aspect. One and a half bowl stainless steel sink and drainer with s tiled splash back. Range of eye level and base level storage units and drawers with roll edge work surfaces. Lamona gas hob with extractor over and an electric Hotpoint oven and grill. Plumbing for white goods and space for fridge/freezer. Radiator and a breakfast bar area. Leading to:

OPEN PLAN LOUNGE/DINER

14'8" x 14'7" (4.48m x 4.47m)

Upvc French doors with glazed side panels leading to the rear garden. Two radiators and a storage cupboard which is partly under the stairs.

FIRST FLOOR

LANDING

Loft access hatch to a partly boarded loft space with a light. Storage cupboard and a smoke alarm.

BEDROOM 1

11'0" x 11'5" (3.36m x 3.49m)

Upvc double glazed window overlooking the front aspect with a radiator under.

BEDROOM 2

9'1" x 12'2" (2.78m x 3.71m)

Upvc double glazed window overlooking the rear aspect and a radiator under.

BEDROOM 3

9'1" x 6'6" (2.77m x 1.99m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator under.

FAMILY BATHROOM

6'11" x 5'11" (2.12m x 1.81m)

Low level wc built into a vanity cabinet with a wash hand basin, a mirror over and tiled splash back. Bath with a Dimplex electric shower over and glass shower screen. Extractor fan and a upvc obscure double glazed window to the front aspect.

OUTSIDE

9'7" (2.93)

The front garden is block paved with a raised bed for planting and shrubs etc and there is a canopy over the front door. There is an enclosed rear garden with block walls and a rear gate gives access to the numbered parking space. There is a storage area adjacent to the garden shed which measures 3.55m x 2.93m (11'7 x 9'7). A block pathway leads down to the French doors with a synthetic lanwed area defined by a dwarf wall. There is a part gravelled area and a wooden framed leanto with corrugated plastic roof sheets over the French doors.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and take the first turning left into Station Hill. At the next set of lights continue straight on up the hill 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 into St Day Road. At the roundabout turn right into Sandy Lane and take the third turning right into Wilkinson Gardens where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

Communal Maintenance Charge £185 per annum.

SECTION 106 AGREEMENT

Eligibility - A Cornwall connection

12 months + residency

OR

Permanent employment 16 hours + per week

OR

Former residency of 5 + years

OR

Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister)

In addition the applicant will need to:

Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market

Have a maximum household income of £80,000

Have a minimum 10% deposit (or 5% with relevant AIP)

Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)

Have viewed and offered on the property

Qualifying Person who is considered in the reasonable opinion of the Council to be in Housing Need and who does not either solely or with another hold a lease in excess of twenty-one years or own the freehold of a residential dwelling.

SERVICES

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

Broadband highest available download speeds - Standard 12 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

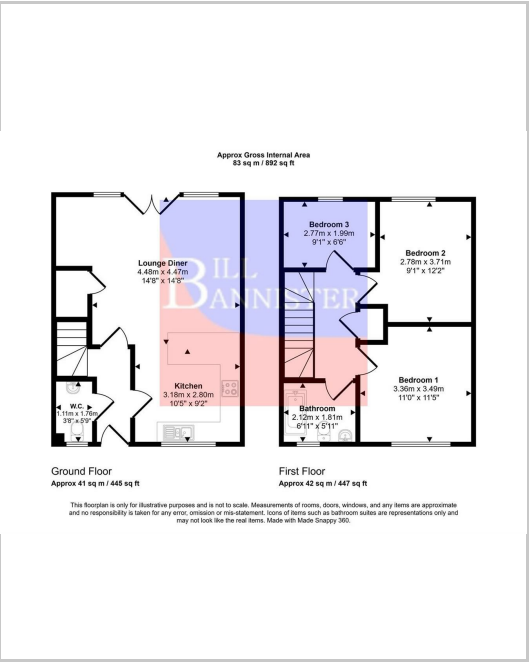
Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

