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BILL BANNISTER

Sales & Lettings



9 Silver Court

Redruth, TR15 1AP

Guide Price £225,000



This modern terraced house is situated in a tucked away location yet conveniently placed for the town centre. The very well presented accommodation benefits from two bedrooms, a good sized lounge/diner, fitted kitchen, a first floor bathroom and the bonus of a ground floor wc. The property is double glazed and this is complemented by gas fired heating. Externally there is a lovely well enclosed rear garden and a dedicated parking space for one vehicle.



Set in the corner of a quiet cul-de-sac, this very well presented property offers well appointed accommodation and was constructed by a well respected local firm. The entrance hallway has a cloakroom and the lounge/diner offers well proportioned accommodation with a deep understairs cupboard, two radiators and replacement French doors. The kitchen has plenty of storage, various appliances and a wall mounted gas boiler. The property has double glazing and the French doors were replaced in 2022. Externally the render has recently been washed and cleaned and gives a pristine finish. To the front there is a gravelled and paved area with an allocated parking space provided some 30ft from the property. The rear garden is certainly worthy of note being south east facing, well enclosed and very nicely laid out with porcelain tiling, raised borders, a bench, a barbeque and an area of lawn. A rear pedestrian access is provided together with a timber outbuilding and a bin store. A pedestrian walkway will lead you to West End and then the town centre. The driveway leads to a no-through road and then down past the doctor's surgery to Chapel Street.

ENTRANCE HALL

Approached via a double glazed door. Stairs to the first and a radiator.

CLOAKROOM

Wash hand basin, a low level wc and a tiled floor. Extractor fan and a radiator.

LOUNGE/DINER

16'6" x 15'11" (5.03m x 4.87m)

French doors which were replaced in October 2022 leading to the rear garden. Deep understairs cupboard (possibly for use as a computer station). Two radiators and a south easterly aspect. Please note, the vendor will be replacing the light fittings.

KITCHEN

9'1" x 7'9" (2.79m x 2.37m)

One and a half bowl stainless steel sink unit with working surfaces having cupboards and drawers beneath plus complementary eye level units. There is an oven, hob, cooker hood and a fridge/freezer. Wall mounted Baxi boiler providing the gas heating. Space for white goods and a tiled floor.

FIRST FLOOR

BEDROOM 1

12'9" x 11'5" (3.89m x 3.50m)

A triple mirrored door wardrobe which will remain at the property. Radiator.

BEDROOM 2

9'6" x 12'2" (2.91m x 3.72m)

Radiator, an outlook to the rear and a double mirrored door wardrobe which will remain (if required).

LANDING

With loft access.

BATHROOM

6'5" x 7'4" (1.97m x 2.24m)

A refurbished suite with a twin grip panelled bath, a mixer and shower, a screen and a tiled surround. Enclosed wash hand basin with two drawers beneath and shelving above. Ladder radiator and a tiled floor.

OUTSIDE

4'6 (1.37m)

To the front there is a gravelled and paved area where the owners inform us occasionally they have a visitors car parked here. The property has its own allocated parking space clearly labelled. To the rear there is a porcelain paved patio area with a slate bench, raised borders and an outside tap. Steps lead to a lawned area again with borders, a pedestrian rear gate, an outbuilding 2.74m x 1.37m (9' x 4'6) and a storage box. The garden has a sunny south eastern aspect ideal for sitting out in the summer. The front and rear elevations have recently been cleaned this year and is now quite pristine.

DIRECTIONS

From our office in Redruth proceed along Chapel Street turning left by the military careers office. Continue along this road passing the surgery on the left and follow the road up the hill bearing left and the property will be found at the far end in front of you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 16 Mbps, Ultrafast, 1800 Mbps (sourced from Ofcom).

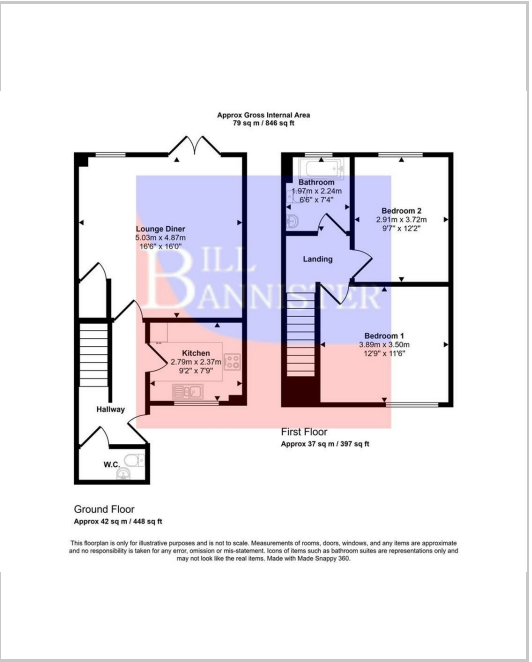
Mobile signal Indoors - EE None, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

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Area Map



Floor Plans



Energy Efficiency Graph

