

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

# BILL BANNISTER

Sales & Lettings



## 39 Wheal Agar

Pool, Redruth, TR15 3QL

**£259,950**



Offered for sale with no onward chain, this modern semi detached house benefits from two bedrooms, a lounge, fitted kitchen/diner and a first floor bathroom. It has gas central heating and this is complemented by double glazing. Externally there is a lawned front garden with driveway parking leading to a garage and there is a well enclosed rear garden.





Set on a popular development and close to primary and secondary schools, we are pleased to offer this two bedroom semi detached house with a garage and parking. The property has the benefit of a well enclosed rear garden making it suitable for pets and children alike. It is fully double glazed and has gas central heating.

Obscure decorative glazed upvc door to:

INNER HALLWAY

Alarm panel box, fuse box and a radiator. Door to:

LOUNGE

13'6" x 14'4" (4.12m x 4.39m)

Radiator, a window to the front and stairs to the first floor.

KITCHEN/DINER

13'4" x 9'9" (4.08m x 2.99m)

Fitted with a range of eye level and base units, roll edge work surfaces and tiled splash backs. Space for white goods, built-in electric hob, single oven and an extractor. One and a half bowl sink and drainer, wall mounted Worcester boiler and a window overlooking the rear garden. The dining area has French doors leading to a patio area and the rear garden. Radiator.

FIRST FLOOR

LANDING

Radiator, smoke detector, loft access and a built-in airing cupboard with ample shelving.

BATHROOM

6'0" x 6'0" (1.83m x 1.83m)

Panelled bath with a tiled surround, a wall mounted Mira shower and a curtain rail. Vanity unit with built-in wash hand basin and a low level wc with a mirror over. Radiator and an obscure glazed window to the rear.

MASTER BEDROOM

10'4" x 11'5" (3.17m x 3.48m)

Window to the front and a radiator. Built-in mirrored wardrobe with hanging rail and shelving.

BEDROOM 2

7'2" x 10'9" (2.20m x 3.30m)

Window overlooking the rear garden with views to Carn Brea. Built-in mirrored wardrobe with shelving and hanging rail. Radiator.

OUTSIDE

To the front there is a driveway providing parking for one vehicle. The garden is mainly laid to lawn with some mature bushes and shrubs. To the rear there is a paved patio area and lawned area with neat flower borders. The garden itself is fully enclosed with fencing panels and a brick wall to the rear. There is a gated side access and access to the GARAGE 2.35m x 5.07m (7'9 x 16'8) with an up and over door and power connected.

DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Continue into Higher Broad Lane and turn left by the Guinness Trust Flats into Balkin Way. Follow this into Moorfield Road and turn left into Wheal Agar. Bear around to the left and property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

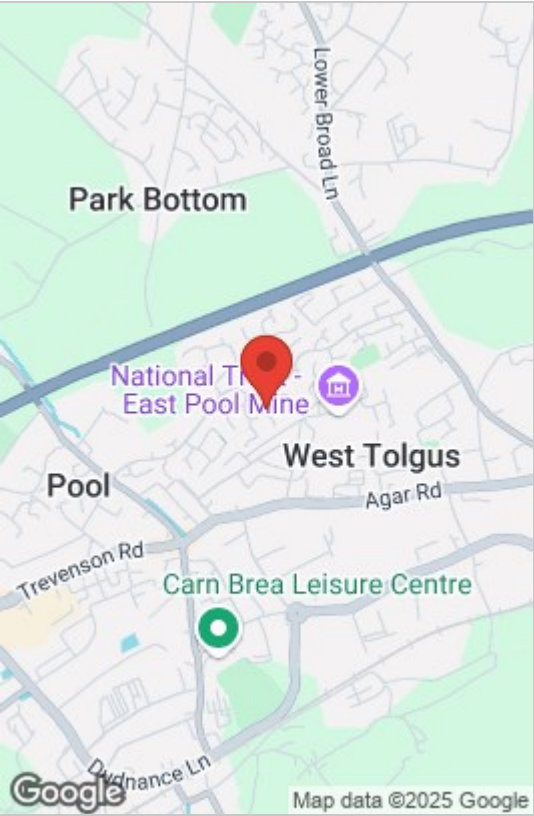
SERVICES

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

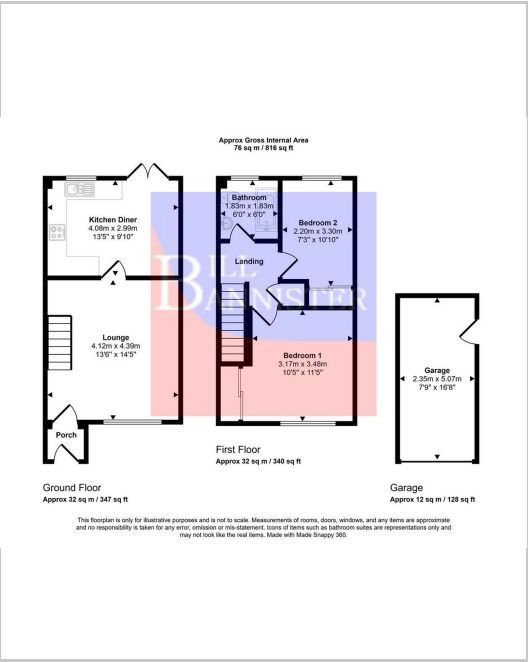
Broadband highest available download speeds - Standard 3 Mbps, Ultrafast, 1800 Mbps (sourced from Ofcom).

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

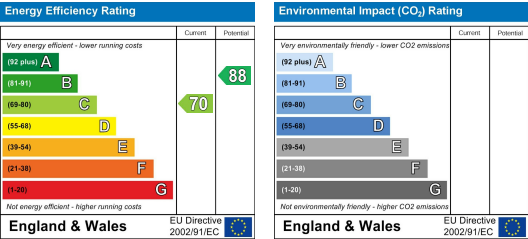
Area Map



Floor Plans



Energy Efficiency Graph



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.