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BILL BANNISTER

Sales & Lettings



109 Canfield Terrace

Redruth, TR15 1DH

Guide Price £174,950



Offered for sale with no onward chain, this very well presented end of terrace house is ideal for first time buyers or investment purposes. It benefits from two bedrooms, a lounge with a multi fuel burner, a fitted kitchen and a first floor shower room. The property is double glazed and this is complemented by underfloor heating, electric heaters and the bonus of solar panels which are owned. Externally there is a garage and parking for two vehicles.



We are very pleased to bring to market this delightful two bedroom end of terrace house with the benefit of solar panels which are owned and presenting itself as a terrific first time buy or investment due to having no onward chain. With the bonus of underfloor heating throughout the ground floor and a multi fuel burner in the living area, the property has a dual aspect fitted kitchen housing a number of integrated appliances. There are two bedrooms on the first floor, one of which has exposed beams adding character and charm, giving the room a very airy and expensive feel, further complemented by a fitted mirrored double wardrobe and additional storage room. There is also a modern shower room. Externally, to the front there is parking for two vehicles plus a single garage with lighting and power. Situated in a convenient location within walking distance to Redruth town centre where there are shops, cafes, a cinema and public houses. Other local amenities are also available including a Tesco supermarket and schools within walking distance. A main line railway station gives links to London and bus services to Truro and Falmouth. Further afield, Portreath beach is within fifteen minutes drive as well as many other local beaches and attractions being nearby.

A upvc double glazed obscure panelled front door leads to:

LOUNGE

14'7" x 10'9" (4.46m x 3.28m)
Dimplex Quantum night storage heater, a multi fuel burner and a upvc tilting double glazed window overlooking the front aspect. Stairs to the first floor and a door to an understairs cupboard. Tiled flooring with underfloor heating. Open access to:

KITCHEN

14'11" x 5'11" (4.57m x 1.81m)
A dual aspect room with a range of eye level and base level cupboards and drawers. Lamona induction hob with a Cooke & Lewis extractor over. Under sink water heater and a one and a half bowl stainless steel sink and drainer. Lamona integrated oven and grill, Logik integrated fridge, Logik integrated freezer and a Logik integrated dishwasher. EI heat alarm, tiled splash backs and a tiled floor with underfloor heating. Upvc double glazed window with vertical blinds overlooking the rear access lane.

FIRST FLOOR

LANDING

Smoke alarm and a wall mounted electric heater.

BEDROOM 1

11'5" x 8'2" (3.50m x 2.49m)
Door with two frosted glazed panels, a wall mounted electric heater and a built-in mirrored double wardrobe. Door leading to a shelved storage cupboard with lighting. Upvc double glazed tilting bay window overlooking the front.

BEDROOM 2

8'6" x 5'10" (2.61m x 1.80m)
Door with two frosted glazed panels, a wooden floor and a upvc double glazed window overlooking the side aspect.

SHOWER ROOM

5'10" x 5'10" (1.79m x 1.78m)
Low level wc, wash hand basin in a vanity unit with an aqua panel splash back and a wall mounted towel radiator. Corner shower enclosure with a Triton Dalzi electric shower with a shower head and shower handset. Extractor fan.

OUTSIDE

The front of the property has a walled pathway which gives shared access to the frontage of the neighbouring properties. A driveway provides parking for two vehicles and a side access leads through a upvc half obscure double glazed panelled door to a GARAGE 3.06m x 3.88m (10' x 12'9) with an up and over door, lighting and power. To the rear of the property there is a raised step housing a solar panel battery storage shed.

DIRECTIONS

From our office in Redruth proceed along Chapel Street and on into Foundry Row. Turn right opposite Kresen Kernow into Plain An Gwarry and then turn immediately left into Treleigh Terrace. Take the first turning right into Pond Lane and Canfield Terrace will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity, electric underfloor heating and electric heaters. Solar panels (owned).

Broadband highest available download speeds - Standard 14 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

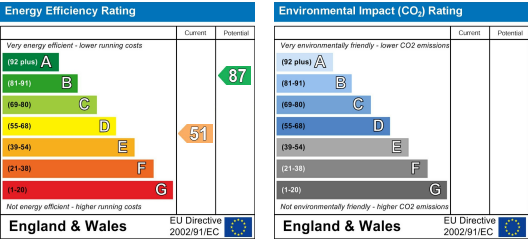
Area Map



Floor Plans



Energy Efficiency Graph



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