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BILL BANNISTER

Sales & Lettings



30 Town Farm

Redruth, TR15 2XG

£219,950



Offered for sale with no onward chain, this modern end terraced house is set over three floors and benefits from two bedrooms, a lounge with patio doors, a kitchen/diner and a bathroom. The property is double glazed and this is complemented by gas fired heating. An integral garage is located on the ground floor with the bonus of driveway parking and a well enclosed lawned rear garden.



Built by a well known local contractor and situated in a popular residential location, this modern end of terrace house is offered with no onward chain. It has two bedrooms, each with fitted wardrobes, a lounge, a kitchen/diner which is ready for you to update to your own specification and a bathroom. To the ground floor there is a garage. The property has a gas heating system and is also double glazed with the lounge having upvc sliding patio doors. Parking facilities are available and there is an enclosed rear garden. Falmouth Road is close by and this has access to Southgate Street where you will find bus services and there is a convenience store to the lower part of Falmouth Road.

ENTRANCE HALL

With a part leaded light glazed front door. Radiator, stairs to the first floor and access to:

GARAGE

10'4" x 15'10" (3.17m x 4.84m)

With an up and over door and power connected.

FIRST FLOOR

LOUNGE

13'8" x 11'5" (4.19m x 3.49m)

Patio doors to the rear garden and a radiator.

INNER HALL

With a radiator.

KITCHEN/DINER

14'0" x 12'8" (4.28m x 3.87m)

An L shaped room with two windows to the front elevation. One and a half bowl sink unit plus an array of working surfaces with cupboards and drawers beneath and a tall cupboard. There are complementary eye level units and a wall mounted Ideal gas combi boiler. Radiator. As previously mentioned, the kitchen is now ready to refurbish to your own requirements.

SECOND FLOOR

BEDROOM 1

10'9" x 11'8" (3.28m x 3.56m)

Fitted double wardrobe, a window to the front elevation with views towards the town and a radiator.

BEDROOM 2

7'2" 9'10" (2.19m 3.02m)

Double wardrobe and a radiator.

LANDING

With a built-in linen cupboard and loft access.

BATHROOM

3'5" x 5'8" (1.05m x 1.73m)

Panelled bath with a tiled surround, a screen and an electric shower. Enclosed wash hand basin and wc. Wall mirror, radiator and an extractor fan.

OUTSIDE

A front driveway provides parking facilities and a side access leads to a well enclosed rear garden.

DIRECTIONS

From our office in Redruth proceed through Penryn Street and under the viaduct into Falmouth Road. Pass Trewirgie School on your right and take the third turning right into Town Farm. Proceed up the road taking the second turning right and the property will be found at the far end on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

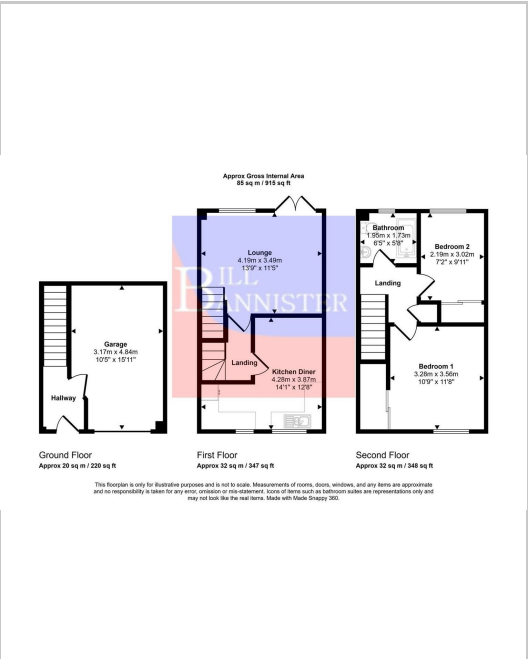
Broadband highest available download speeds - Standard 18 Mbps, Superfast 50 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

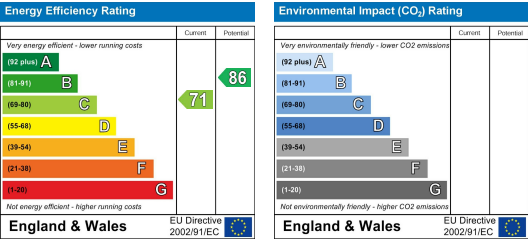
Area Map



Floor Plans



Energy Efficiency Graph



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