

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

**BILL
BANNISTER**

Sales & Lettings



22 Coach Lane

Redruth, TR15 2TP

£355,000

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Very much a credit to the vendor, this well presented home has much to commend it. There are two reception rooms together with a well appointed kitchen leading to a bathroom. There is also a conservatory. There are three good bedrooms with the front having views to Carn Brea castle and monument and the third room overlooks the garden. The landing has stairs to an attic room which has a Velux window and loft storage. There is a front garden, side parking and in our opinion a very generous rear garden with lawns, borders and two outhouses. From the rear pedestrian gate access is given to Church Lane which then accesses the town itself.

ENTRANCE VESTIBULE

With a upvc double glazed door and a pine floor.

HALLWAY

A pine floor, stairs to the first floor, a dado rail, an understairs cupboard and a radiator.

LOUNGE

13'3" x 11'10" (4.04m x 3.63m)

A focal point gas fire with a wood and inset tiled surround. Coved ceiling and a window seat. Open access to:

DINING ROOM

12'2" x 12'1" (3.72m x 3.70m)

A focal point wood burner with a hearth and two alcoves, one with a cupboard and the other with display shelving. Pine floor and a radiator. Double doors to:

CONSERVATORY

7'11" x 9'5" (2.42m x 2.88m)

With a tiled floor and a radiator.

KITCHEN

9'3" x 13'5" (2.83m x 4.09m)

One a half bowl sink unit plus an array of working surfaces with cupboards and drawers beneath and wall tiling. Space for white goods, spot lighting and a gas combi boiler.

BATHROOM

5'4" x 12'1" (1.65m x 3.70m)

Panelled bath with a mains shower and screen, circular wash hand basin with storage beneath and a low level wc. Ladder radiator and a shelf.

FIRST FLOOR

BEDROOM 1

Overlooking the rear garden with a radiator.

BEDROOM 2

11'9" x 11'1" (3.59m x 3.40m)

With a radiator and a view to the Carn.

BEDROOM 3

6'9" x 8'0" (2.07m x 2.46m)

With a view to the Carn and a radiator.

LANDING

Window to the rear and stairs to:

ATTIC ROOM

11'0" x 10'4" (3.36m x 3.16m)

With a Velux roof light and loft storage.

OUTSIDE

There is an enclosed front garden with a pedestrian gate and a side driveway shared with next door and used for parking. To the rear is a particularly generous garden having a gravel patio area and steps to lawns

and a decked area, taking full advantage of the sunshine. A pathway leads to further lawns and a small stone outbuilding. Beyond this is a substantial block outbuilding. There are also two areas ideal as a vegetable garden and to the side there are flower borders. Rear pedestrian access.

DIRECTIONS

From our office in Redruth turn left into West End and then turn left by the car park into Coach Lane where the property will be found some two thirds of the way on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity, mains gas heating & wood burner.

Broadband highest available download speeds - Standard 20 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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



Road Map



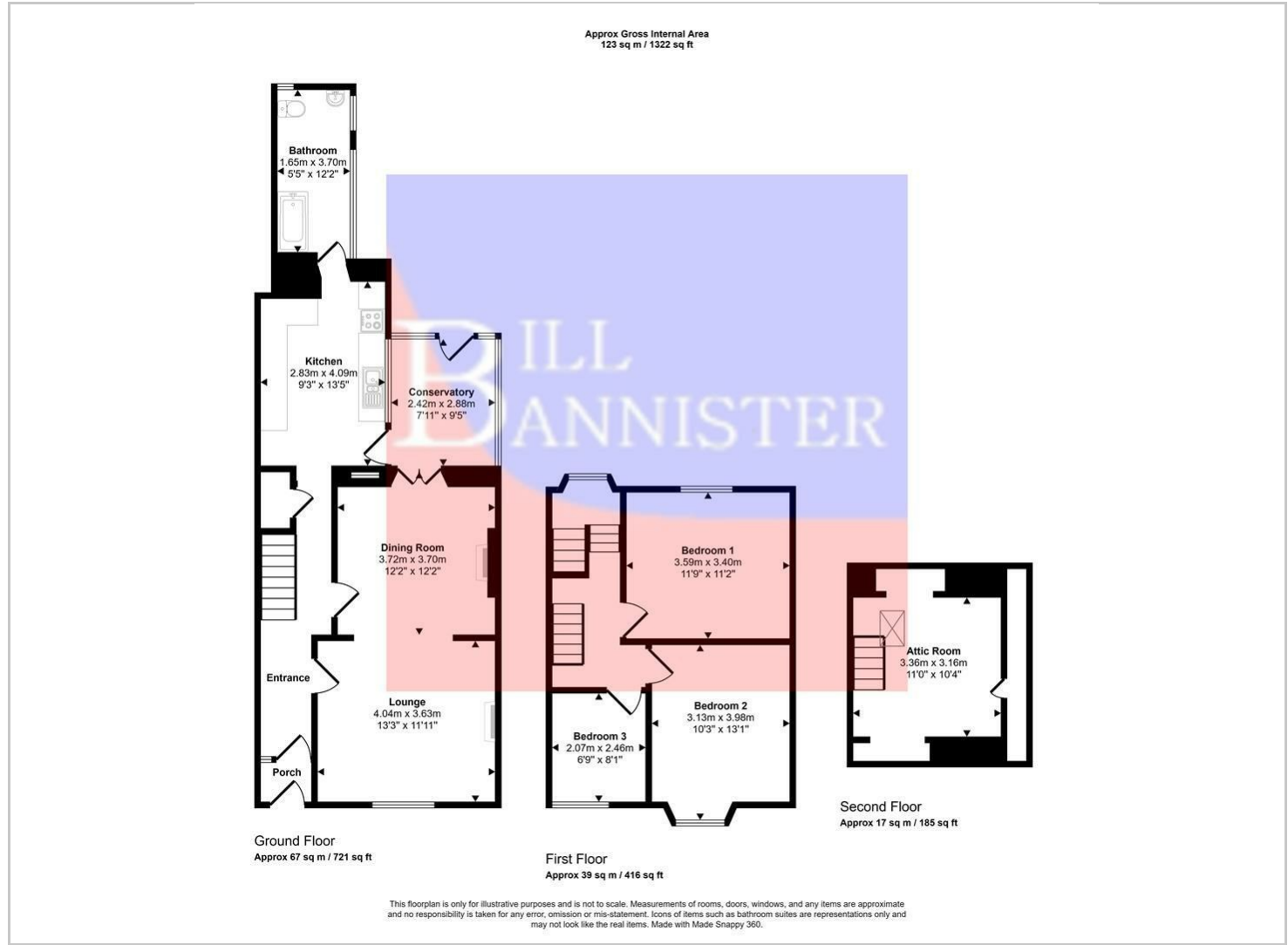
Hybrid Map



Terrain Map



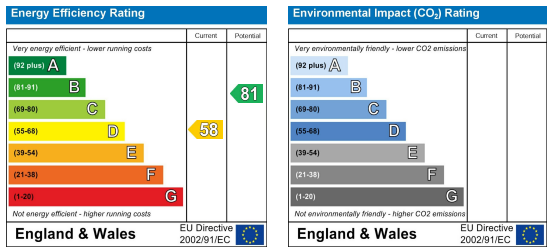
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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