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# BILL BANNISTER

Sales & Lettings



## 35 Trevenson Road

Pool, Redruth, TR15 3PN

**Guide Price £189,950**



Situated in a convenient location, this substantial semi detached house is now in need of updating and is offered with no onward chain. It benefits from three bedrooms, a lounge, separate dining room, a kitchen/breakfast room, utility, bathroom and a rear conservatory. The property is double glazed for the most part and has partial gas heating. Externally there is parking to the front and a well enclosed lawned rear garden with a store.





Offered with no onward chain and now ready to update to your own taste, this semi detached house is most conveniently situated for Redruth and Camborne plus the out of town multiples and of course Cornwall College. It has two separate reception rooms together with a kitchen/breakfast room, a bathroom to the rear, a conservatory and a utility. To the first floor there are three bedrooms with one having possibly an original fireplace now boarded over. Externally there is a garden to the front with parking facilities and to the rear there is a well enclosed garden with a store and a pedestrian side access.

ENTRANCE HALL

With a tiled floor, stairs to the first floor, an understairs cupboard and a radiator.

LOUNGE

13'8" x 12'3" (4.18m x 3.75m)

Delabole slate fireplace plus shelving and a radiator.

DINING ROOM

12'6" x 11'8" (3.82m x 3.56m)

Tiled fireplace and two alcoves. Double doors to:

CONSERVATORY

9'3" x 5'4" (2.82m x 1.64m)

With a tiled floor, a door to the rear and a door to:

KITCHEN/BREAKFAST ROOM

8'4" x 10'5" + 8'10" x 10'6" (2.56m x 3.20m + 2.70m x 3.22m)

One and a half bowl sink unit plus plenty of working surfaces with cupboards and drawers beneath incorporating an oven, hob and cooker hood. Space for white goods and a Bosch gas boiler. Eye level cupboards and a radiator. Door to the rear.

BATHROOM

8'11" x 6'3" (2.73m x 1.91m)

Corner bath with a mixer and shower plus a curtain and rail. Enclosed wash hand basin and a wc. 30% wall tiling.

UTILITY

9'0" x 11'5" (2.75m x 3.49m)

With a radiator.

FIRST FLOOR

BEDROOM 1

12'7" x 11'5" (3.86m x 3.48m)

As previously mentioned this has a boarded fire surround and perhaps the original grate may be behind. Radiator.

BEDROOM 2

11'0" x 12'4" (3.37m x 3.78m)

BEDROOM 3

7'1" x 9'9" (2.17m x 2.98m)

LANDING

With a radiator and loft access.

OUTSIDE

To the front there is a garden and a driveway providing parking facilities. A pedestrian side door leads to an enclosed rear garden which also has a useful store.

DIRECTIONS

From our office in Redruth take the main road towards Camborne and the property will be found on the left hand side opposite the Pool Innovation Centre.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

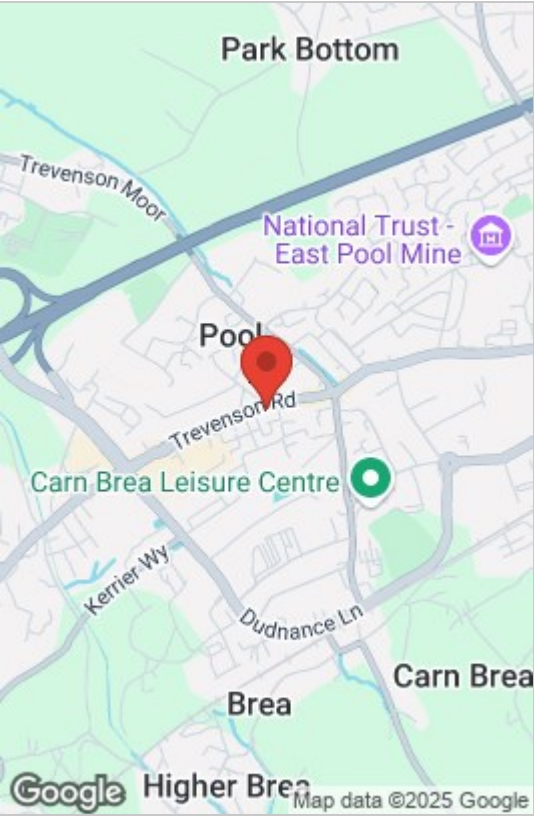
SERVICES

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

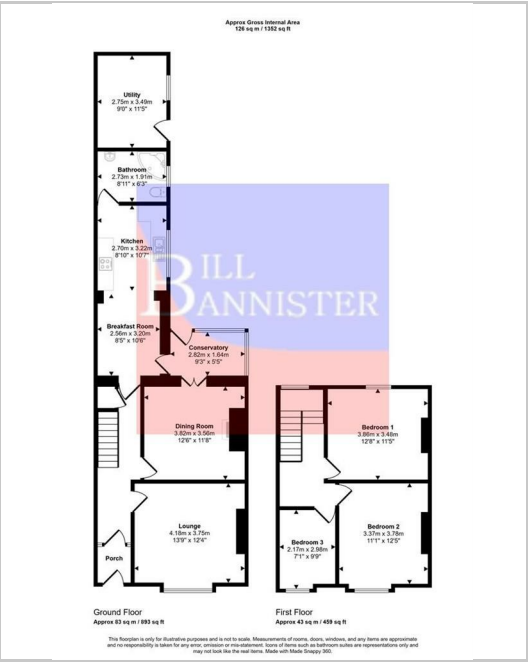
Broadband highest available download speeds - Standard 6 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

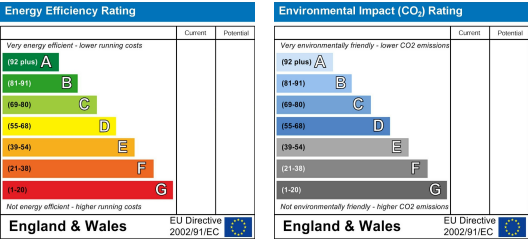
Area Map



Floor Plans



Energy Efficiency Graph



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