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BILL BANNISTER

Sales & Lettings



2 Church Walk

Redruth, TR15 1DJ

£159,950



Ideal for first time buyers or investment purposes, this modern maisonette benefits from two bedrooms, an open plan lounge/diner/kitchen, a first floor bathroom and second floor shower cubicle and wc. The property is double glazed and this is complemented by gas fired heating. Externally there are communal gardens and a parking space.



This presents an opportunity to acquire a modern maisonette offering two bedroomed accommodation with the master bedroom having fine views and a shower cubicle. There is a well appointed kitchen which gives open access to the living/dining area. The property has gas fired heating and is double glazed. Externally there is a shared garden area with some pleasant benches taking advantage of the sunshine. There is also a marked parking space with the property. Access is given to Tesco within a few hundred yards and the A30 is within approximately one and a half miles.

Stairs to first floor.

FIRST FLOOR

HALLWAY

Stairs to the second floor and a radiator.

OPEN PLAN LOUNGE/DINER/KITCHEN

KITCHEN AREA

8'8" x 5'9" (2.66m x 1.76m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, an oven, hob and cooker hood. Wall mounted Worcester gas boiler.

LOUNGE/DINING AREA

17'9" x 9'2" (5.42m x 2.80m)

With two windows and two radiators.

BEDROOM 2

8'7" x 13'0" (2.62m x 3.98m)

With a window and a radiator.

BATHROOM

6'5" x 5'8" (1.97m x 1.74m)

Panelled bath with a mixer shower and a tiled surround. Pedestal wash hand basin and a low level wc. Obscure glazed window and a ladder towel rail.

SECOND FLOOR

BEDROOM 1

9'4" x 17'7" (2.86m x 5.38m)

A dual aspect room with Velux windows and a far reaching view from one elevation. Radiator and a tiled shower cubicle with a glass door.

SEPARATE WC

7'10" x 4'0" (2.40m x 1.23m)

Wash hand basin with fitted cupboards below and a low level wc. Velux roof light and a ladder radiator.

OUTSIDE

There is a communal circular garden being well tended and offering bench seating. We feel this is an important feature of the property. There is a marked parking space.

DIRECTIONS

From our office in Redruth proceed down Chapel Street and on into Foundry Row. Turn right opposite Kresen Kernow into Plain An Gwarry and take the first turning left into Treleigh Terrace. Church Walk will be found on the left hand side.

AGENTS NOTE

TENURE: Leasehold. 999 year lease with 987 years remaining. Service Charge £960 per annum. Ground Rent £15 per annum.

COUNCIL TAX BAND: A.

SERVICES

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

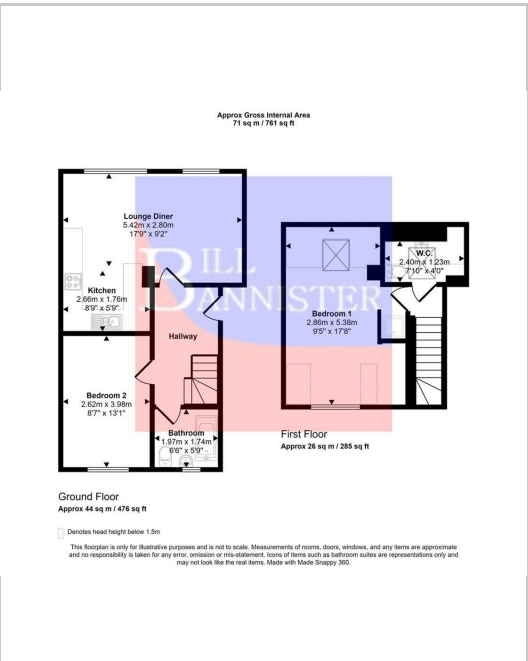
Broadband highest available download speeds - Standard 13 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

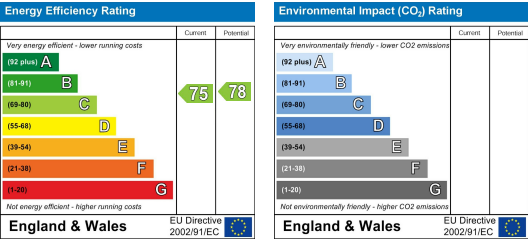
Area Map



Floor Plans



Energy Efficiency Graph



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