

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## 37 Trefusis Road

Redruth, TR15 2JL

**Guide Price £225,000**



Now in need of updating and modernisation, this detached bungalow is situated in a popular residential area and is offered with no onward chain. The property benefits from two bedrooms, two reception rooms, a kitchen, a side conservatory and bathroom with a separate wc. Externally there are well enclosed lawned gardens with the bonus of a garage and a workshop.





Situated in the ever popular Trefusis Road, this detached bungalow stands in enclosed lawned gardens and has a workshop plus a garage. Offered with no onward chain, there are two bedrooms, a lounge, a dining room leading through to the kitchen and a side conservatory. It is close to a play area and field plus Victoria Park with its bowling green. Redruth town is within approximately a mile where you will find shopping and travelling facilities including a main line railway station.

RECESSED PORCH

With a double glazed door.

HALLWAY

Loft access and a night store heater.

LOUNGE

12'10" x 9'11" (3.93m x 3.04m)

Focal point fireplace and a night store heater.

BEDROOM 1

12'8" x 9'10" (3.88m x 3.00m)

With a night store heater.

BEDROOM 2

9'5" x 10'4" (2.89m x 3.17m)

With a night store heater and a view to Carn Brea castle and monument.

DINING ROOM

11'5" x 8'10" (3.49m x 2.71m)

Delabole slate fireplace plus an airing cupboard with a hot water cylinder. Doors to:

CONSERVATORY

7'11" x 18'2" (2.42m x 5.54m)

KITCHEN

10'7" x 7'6" (3.24m x 2.29m)

Single drainer stainless steel sink unit, worktops and wall cupboards. Night store heater and a door to:

REAR PORCH

4'10" x 7'11" (1.48m x 2.43m)

Space for white goods.

BATHROOM

4'10" x 6'6" (1.49m x 1.99m)

Panelled bath with a Mira shower, curtain and rail. Pedestal basin and a built-in cupboard. Half tiled walls.

SEPARATE WC

With a low level wc.

OUTSIDE

A front pedestrian gate leads to an area of garden. The land is predominantly to the side being lawned and well enclosed. To the rear a pathway leads to a WORKSHOP 3.80m x 2.72m. At the end of the garden there is a GARAGE and parking.

DIRECTIONS

From our office in Redruth proceed through Penryn Street under the viaduct and turn first left into Treruffe Hill. At the junction go straight ahead into Heanton Terrace and then on into Raymond Road. Turn right into Trefusis Road and proceed past the Park Road junction and the property will be identified on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and night store heaters.

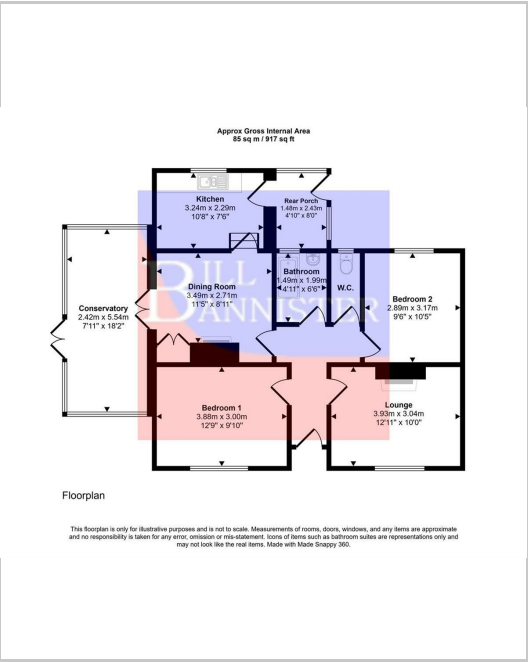
Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

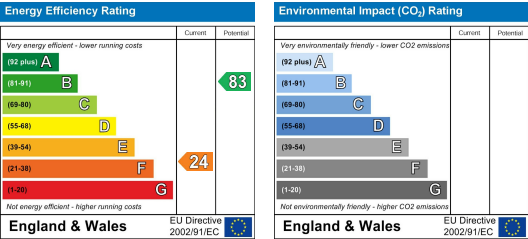
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.