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BILL BANNISTER

Sales & Lettings



17 Chyandour

Redruth, TR15 3AB

£225,000



Situated in a popular cul-de-sac location, this beautifully presented modern terraced house offers good sized family living accommodation and is being sold with no onward chain. It benefits from three bedrooms, a lounge, fitted kitchen/diner, a first floor bathroom and the bonus of a ground floor wc. The property is double glazed and this is complemented by gas fired heating. Externally there is a well enclosed rear garden and allocated parking.



An early viewing is recommended as we offer for sale this delightfully presented and deceivingly spacious three bedroom terraced house offering lovely family accommodation. Set within a quiet residential estate that offers an abundance of adjacent green space providing a haven for children and pet owners alike, the property is a short walk from Redruth town centre, local amenities and schools. Having a very welcoming hallway and benefiting from three bedrooms, a family bathroom, a spacious lounge/living room, the well presented kitchen/diner offers more than enough room for cooking and socialising alike. A fully enclosed rear garden and allocated parking add to the appeal of this property. No onward chain.

Upvc casement front door with an obscure glazed decorative panel leading to:

HALLWAY

With laminate flooring and a radiator. Stairs to the first floor with an understairs cupboard. Door to:

WC

Low level wc and a wash hand basin with a tiled splash back, Manrose extractor fan, radiator and a fixed mirror.

LOUNGE

10'7" x 15'7" (3.24m x 4.77m)

Upvc double glazed casement window overlooking the front aspect and a radiator. Door to:

KITCHEN/DINER

18'5" x 9'3" (5.63m x 2.83m)

Comprehensive range of cream gloss eye level and base level storage units and drawers with integrated handles and including corner pieces. Space for fridge/freezer and a built-in double oven and grill with an electric hob and an extractor over. Cupboard housing a Worcester boiler, spot lighting throughout and a one and a half bowl stainless steel sink and drainer with a mixer tap. Tiled splash backs and a radiator. Upvc double glazed casement window overlooking the rear aspect and rear garden.

FIRST FLOOR

BEDROOM 1

9'3" x 13'6" (2.83m x 4.12m)

Upvc double glazed casement window overlooking the front aspect and a radiator.

BEDROOM 2

10'9" x 11'3" (3.28m x 3.44m)

Upvc double glazed casement window overlooking the rear aspect and a radiator.

BEDROOM 3

8'9" x 6'11" (2.67m x 2.11m)

Upvc double glazed casement window overlooking the front aspect and a radiator.

SPACIOUS LANDING

Storage cupboard with shelving and hanging space. Smoke alarm. Loft access hatch leading to a part boarded loft space with lighting and a loft ladder.

FAMILY BATHROOM

7'0" x 6'6" (2.14m x 2.00m)

Low level wc, wash hand basin with a tiled splash back and mirror over. Corner glass shelf, bath with thermostatic shower over and a tiled surround with a tiled shelf. Part tiled walls, radiator and a upvc obscure double glazed casement window to the rear aspect.

OUTSIDE

To the front of the property there is a slabbed pathway leading to the front door forming a divide between a lawned area and a shingle area with mature bushes, plants and shrubs. A double glazed casement framed upvc door leads to the fully enclosed rear garden which is mainly laid to lawn with a border of mature bushes and shrubs. There is an area of shingle and a garden path forms a divide between the lawned area and shingle area. The path leads to a rear gate which gives access to the allocated parking area.

DIRECTIONS

From our office in Redruth proceed up West End and at the mini roundabout turn left into Gwel Pawl and bear to the right into Chyandour and then right again where number 17 will be found ahead of you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

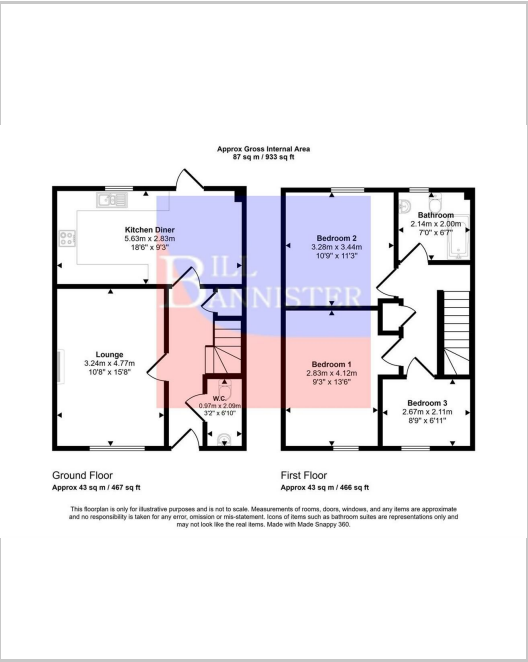
Broadband highest available download speeds - Standard 12 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

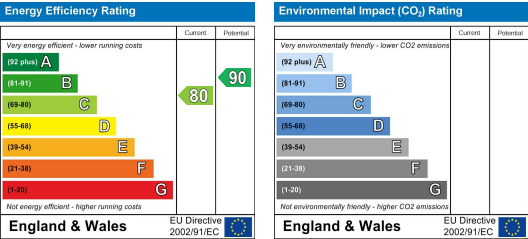
Area Map



Floor Plans



Energy Efficiency Graph



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