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Sales & Lettings



## 8 Station Road

Pool, Redruth, TR15 3DX

**£209,950**



Situated in a convenient location, this lovely terraced house offers very well presented family living accommodation. There are three first floor bedrooms complemented by a family bathroom and to the ground floor there is a lounge and a well fitted kitchen leading to a dining room/utility area. The property is double glazed and this is complemented by gas fired heating. Externally there is a well enclosed lawned rear garden with the bonus of a concrete outbuilding.



We are very pleased to bring to market a property that offers very convenient, nearby connections to a whole host of local amenities including schools and major supermarkets. A strong characteristic of this three bedroom mid terrace house, built in the mid 1800's, are the high ceilings throughout, thoroughly enhancing the feeling of internal space. The ground floor offers a very good sized lounge and thereafter, the vendors have thoughtfully renovated the kitchen, which has a rustic style, to ensure continuity of space which includes a rear portion that offers both dining and utility facilities, pleasantly bright through the presence of two skylights. To the first floor, a switchback staircase, split by a mid-landing, leads up to a further spacious landing giving access to the three bedrooms. A large bedroom to the front of the property benefits from a very sizeable built-in wardrobe whilst the rear bedroom could be re-purposed to an office/study should the purchase so desire. The three bedrooms are complemented by a modern family bathroom offering continuity of the rustic style demonstrated in the kitchen. Externally, a straight and elongated raised rear garden with mature borders is split by a winding gravel pathway leading to a good sized shed, prior to which is circular patio area feature. In terms of the location, street parking can be found nearby. Furthermore, there are several major supermarkets within walking distance or alternatively through a short drive. There are also nearby schools, including the local academy which is within a ten minute walk or two minute drive. The local leisure centre is within a five minute walk and the local health centre is very close by. Further afield, Camborne and Redruth town centres are equidistant. In addition, the property is close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park and Golf Course in around ten minutes by car. Also, within proximity, are several North Cornwall coastal towns including Portreath which is a mere eight minutes or so by car. Furthermore, other surrounding beaches and local attractions can also be found nearby.

Front door with a high level frosted glazed panel leading to:

**VESTIBULE**

Slate floor tiles and an internal front door with obscure glazed side panels and a further high level obscure glazed panel leads to:

**HALLWAY**

Stairs to the first floor and slate floor tiles.

**LOUNGE**

11'9" x 11'0" (3.60m x 3.36m)

Upvc double glazed bay window overlooking the front aspect. Wooden flooring and a decorative fireplace with alcoves to either side having built-in storage and shelving. Door to:

**KITCHEN**

12'2" x 11'10" (3.72m x 3.61m)

A range of low level storage cupboards and drawers with marble effect roll edge work surfaces and tiled splash backs. Built-in Bosch fridge/freezer and a built-in Bosch gas hob with a Cooke & Lewis oven and grill below. Single composite sink and drainer with a tiled splash back. Separate low level storage cupboards with marble effect roll edge work surfaces and upstands with a radiator behind. Full height understairs storage cupboard. Slate floor tiles and open access to

**DINING/UTILITY AREA**

12'6" x 5'8" (3.82m x 1.75m)

Secondary door access and a radiator. Velux sky lights and a upvc obscure double glazed window with a deep sill to the rear aspect. Roll edge marble effect work surface with tiled splash back. Integrated Cooke & Lewis dishwasher and an integrated washing machine. Door to rear garden with obscure double glazed side panel.

**FIRST FLOOR**

**SPLIT LEVEL LANDING**

Upvc double glazed window overlooking the rear garden and aspect. Leading to:

**FURTHER SECONDARY LANDING**

**BEDROOM 1**

12'7" x 11'0" (3.84m x 3.36m)

Upvc double glazed window overlooking the front aspect. Radiator and a built-in triple wooden wardrobe with hanging space and shelving.

**BEDROOM 2**

7'4" x 11'5" (2.24m x 3.49m)

Upvc double glazed window overlooking the front aspect. Radiator and loft access hatch.

**BEDROOM 3**

6'5" x 12'5" (1.97m x 3.81m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator and a partitioned off storage area with a curtain housing a Worcester boiler.

**FAMILY BATHROOM**

5'0" x 8'2" (1.54m x 2.51m)

Low level wc and a wash hand basin built into a vanity unit with a tiled splash back and mirror above. Partially tiled room, bath with a mixer/shower tap and a glass screen. Radiator.

**OUTSIDE**

To the rear a door leads out to a concrete pathway which gives access down a side passage to the front of the property. A gate gives right of way for the neighbouring property to take bins out etc. A door leads to an OUTSIDE WC with a low level wc. Steps lead up to a raised rear garden primarily laid to lawn with a CONCRETE STORAGE SHED. A winding gravel pathway leads to a raised patio area with borders of mature shrubs and bushes and leading up to a shed at the rear. There is a traditional walled border to one side and an open wire fence border to the neighbouring property on the other side. Outside tap.

**DIRECTIONS**

From our office in Redruth take the main road towards Camborne passing over Blowinghouse roundabout and into Illogan Highway. After passing Morrisons on your right proceed down to the double mini roundabout and take the first exit left into Station Road. Number 8 will then be found on the right hand side.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: A.

**SERVICES**

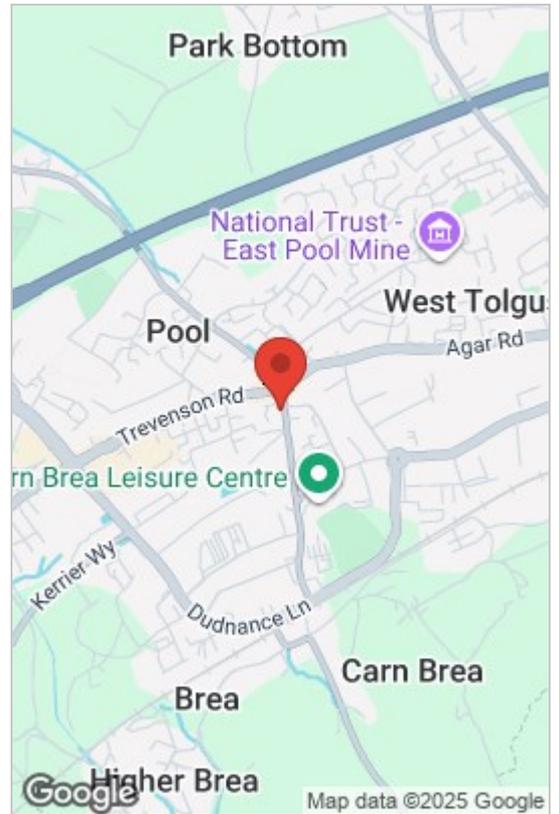
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Superfast 54 Mbps (sourced from Ofcom).

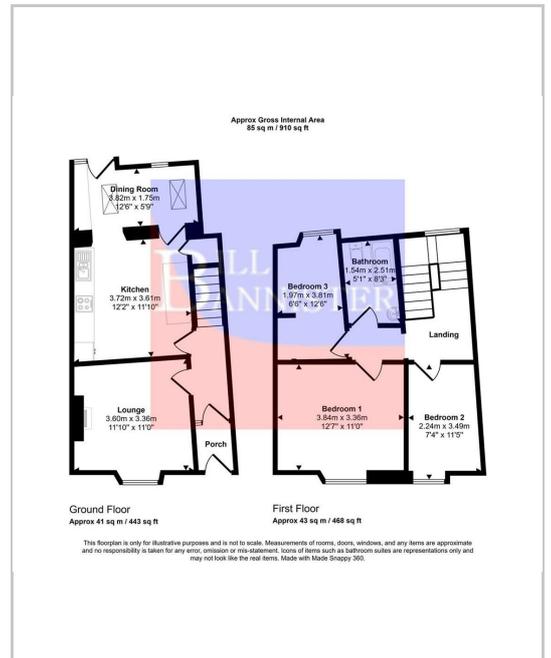
Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor & variable indoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

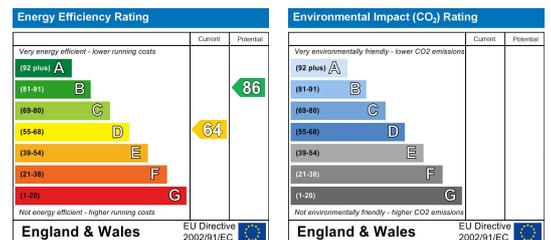
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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