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BILL BANNISTER

Sales & Lettings



17 Park Road

Redruth, TR15 2JF

£320,000

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After seventy five years within the same family, circumstances now dictate that the time has come for a new chapter. While the decision to sell has not been taken lightly, it opens the door for the next owners to shape their own story here. Whether you are drawn by the setting, the history or the size of the accommodation on offer, this is a rare opportunity to become the next owners of a home that occupies a prime position in one of Redruth's most sought after areas. Coming to market chain free, this three bedroom, three reception roomed property is in need of some updating with the potential to improve and on which to put your own stamp. However, this large house does retain several original features, including high ceilings, cornices, coving and delightful Victorian geometric floor tiles throughout the hallway. It will provide substantial family accommodation and as such, an early viewing is highly recommended. On entry, the staggered hallway leads to a staircase to the first floor with the first of the three reception rooms on the right in which there is a large bay window that casts considerable natural light into the room. The second reception room sits in the middle and provides a natural flow between the dining room and kitchen to the rear, the third reception room and the hallway. The third reception has a full width decorative sideboard and from here, there is open access to the dining room which, with its southerly aspect, also serves as a rear sunroom! The double aspect dining room has French doors that lead out to the rear garden and there is open access to the galley style kitchen which has space to accommodate under counter appliances including both washing machine and dishwasher as well as a fridge and separate freezer. To the first floor, a split level switchback landing leads to the 3 bedrooms, the first of which is at the front and benefits again from the natural light cascading in the first reception room below, enjoying far reaching views in a westerly direction. This room also benefits from a full width fitted wardrobe with mirrored doors. The second bedroom sits in the middle, again with fitted wardrobes and this time benefitting from views over open countryside to the south. The third bedroom is also positioned at the front of the property with an outlook over public open space opposite the property. All three bedrooms are complimented by a family shower room with a large walk in thermostatic shower, wash hand basin set in a vanity unit with storage cupboards below and a large built in airing cupboard that houses the boiler. There is a separate WC adjacent to the shower room. Furthermore, the loft space has been converted into a very useful hobby room with sky light, lighting and power but there may be options to re-purpose should the new owner wish to do so. Externally, to the front, a gate opens from the pedestrian pavement with a decorative slabbed pathway that runs across the garden, splitting two gravelled areas with manageable mature borders. A pathway accesses a gate that leads to the rear. The rear garden is south facing and will certainly benefit from the better weather. In effect, it is divided into three with a decorative slabbed patio area with a double aspect sunroom, with lighting and power. The middle area has a synthetic grass area with adjacent pond and to the rear, there are raised planting areas with rear access into a shed come workshop with both lighting and power. There are a mixture of mature borders of bushes, plants, shrubs and trees with block and fenced borders at the rear. A side gate gives access to a pathway that leads to a gate to the front of the property. In terms of location, there are two parks/recreational areas within a short walking distance, one of which, Victoria Park is home to Redruth Bowling Club. Furthermore, there is a Co-op convenience store and a Fish and Chip shop with restaurant also within walking distance. The centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can also be reached on foot within fifteen minutes or so or via a short drive. The main line railway station in the town where there are also bus services to Truro, Falmouth and other destinations, is also similarly accessible. Further afield, Portreath Beach can be accessed in under twenty minutes by car as can Tehidy Country Park

and Tehidy Park Golf Club. The main A30 trunk road is just over 1 mile distant. There are also many other local towns and beaches which are conveniently accessible. In addition, this is a popular area giving access to Carn Marth, the second highest point in Cornwall, which can be reached in around twenty five minutes on foot, offering countryside walks with far reaching views from coast to coast.

A front door with four decorative obscure glazed panels and a clear glazed panel above opens to:

HALLWAY

A generous hallway with Victorian geometric tiles. Stairs to the first floor and a radiator.

RECEPTION 1

12'5" x 13'10" (3.79m x 4.23m)

Upvc double glazed bay window overlooking the front garden and aspect. Wood surround tile backed fireplace with a plug-in coal effect electric fire. Radiator.

RECEPTION 2

12'3" x 11'7" (3.75m x 3.55m)

Built-in sideboard and a built-in bookcase either side of a wood panelled feature. Casement obscure glazed door opens to the dining room.

RECEPTION 3/SITTING ROOM

10'8" x 10'10" (3.26m x 3.32m)

Door opens to an understairs storage cupboard with additional storage cupboard above. Full width decorative sideboard with a slate hearth and a plug-in electric coal effect fire. Open access to:

DINING ROOM

6'11" x 19'2" (2.13m x 5.86m)

A dual aspect room with a radiator below a upvc double glazed window overlooking the side aspect. Second radiator and upvc double glazed French doors open out to a step down to the rear patio. A step up and open access leads to:

KITCHEN

10'7" x 6'11" (3.24m x 2.11m)

A galley style kitchen fitted with a range of eye level storage cupboards with some decorative shelving to the ends. Base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Full height pantry cupboard, space for an undercounter freezer and space for a free standing gas cooker. Space for an undercounter fridge plus space and plumbing for a washing machine and dishwasher. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden. Radiator.

FIRST FLOOR

LANDING

A split level landing with a radiator and loft access hatch leading to:

LOFT ROOM

16'10" x 8'11" (5.14m x 2.74m)

Ideal perhaps as a hobbies room with a Velux window, power, lighting and a door to a useful eaves storage area.

BEDROOM 1

10'3" x 15'1" (3.14m x 4.62m)

Upvc double glazed bay window overlooking the front garden and aspect with far reaching westerly views. Fitted wardrobes running the full length of the bedroom with hanging space, shelved space, mirrored doors and central drawers. Radiator.

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BEDROOM 2

12'2" x 10'8" (3.72m x 3.26m)

Upvc double glazed window overlooking the rear garden, aspect and public open space with far reaching views towards the south. Radiator and fitted wardrobes with hanging space, shelved space, mirrored doors and drawers.

BEDROOM 3

7'4" x 9'1" (2.26m x 2.78m)

Upvc double glazed window overlooking the front garden, aspect and public open space.

SEPARATE WC

Partially tiled with an obscure double glazed window to the side aspect behind a deep sill. Low level wc.

FAMILY SHOWER ROOM

10'11" x 8'11" (3.35m x 2.72m)

Wash hand basin within a vanity unit having a roll edge top and tiled splash back. Large walk-in shower with a thermostatic shower and aqua board splash back plus a fixed and hinged glass shower screen. Louvre doors open to a built-in storage cupboard housing a Worcester boiler and a radiator. High level pull cord heater, a radiator and a single glazed wood framed window overlooking the side aspect.

OUTSIDE

To the front a gate opens to access the rear garden. Steps lead up to a decorative slabbed pathway which leads to the front door and splits two raised gravelled areas with mature borders of plants and shrubbery. There is a partial traditional walled front border and an outside light. To the rear decorative steps lead down to a decorative slabbed patio with an external tap and mature border of plants, shrubs and trees. A upvc door with two clear double glazed panels opens into a SUN ROOM with dual aspect upvc double glazed windows, lighting and power plus an outside light. There is a defined walled border with an archway leads to the middle section of the garden with synthetic grass, a pond feature and mature hedged borders of plants and shrubs. A slabbed pathway leads to a rear section of garden with a raised border of mature plants, hedging and shrubs plus a raised planting feature. A pathway leads to a further raised planting feature which has block walled borders and a fenced border to the back and the right. A door opens to a BLOCK BUILT GARDEN SHED/WORKSHOP with lighting, power and a upvc double glazed window. A rear gate opens to a rear access area and a gate opens to the side pathway leading back to the front of the property.

DIRECTIONS

From our office in Redruth proceed along Penryn Street, under the viaduct and take the next turning left into Treruffe Hill. At the junction turn right into Clinton Road and take the next left into Park Road. At the junction proceed straight over and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

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

Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



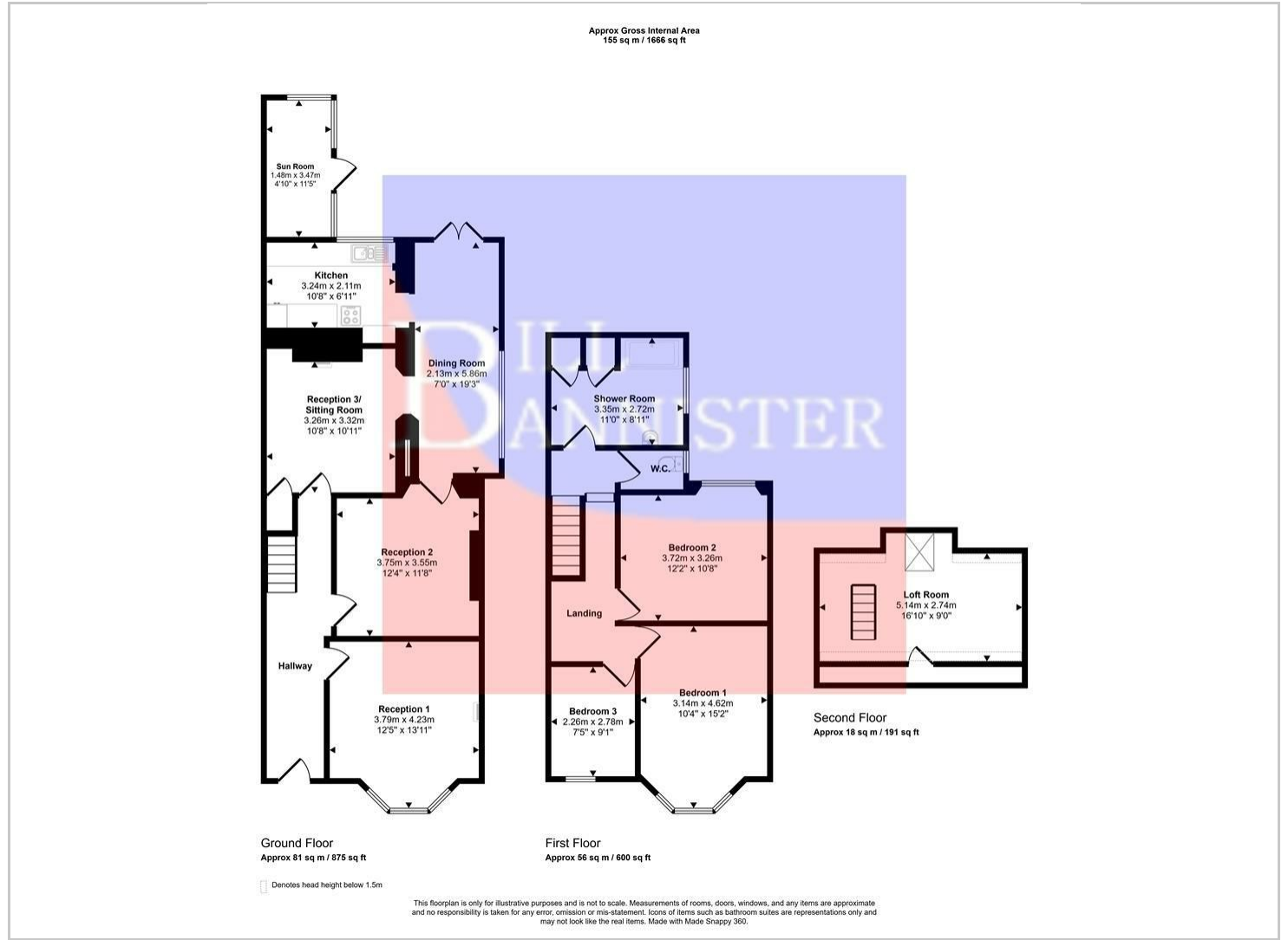
Hybrid Map



Terrain Map



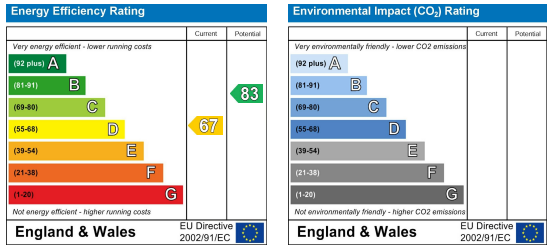
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.