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BILL BANNISTER
Sales & Lettings



106 Trefusis Road

Redruth, TR15 2JN

£249,950

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Set back from the road in an elevated position, Trefusis Road has always been considered to be a popular part of town. The property has been the subject of redecoration and is offered with no onward chain. Three bedrooms are provided together with a useful attic room having a Velux roof light. An entrance hallway leads through to the bathroom, there is a lounge and a good sized dining area together with a kitchen fitted with an oven and hob. This bay windowed property has fine far reaching views particularly from the first floor elevation., A first floor shower room is provided in addition to the ground floor bathroom. It has double glazing and this is complemented by a gas fired heating system. Externally there is an enclosed front garden and to the rear there is a tiered garden with a rear vehicular access lane. The property is situated opposite a park/playing field and a little further on you will find Victoria Park with its bowling green. The town centre is approximately three quarters of a mile distant where you will find shopping facilities, bus and rail services plus access to the A30. 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 one 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 under twenty five minutes on foot, offering countryside walks with far reaching views from coast to coast.

ENTRANCE VESTIBULE

Leading to:

HALLWAY

Stairs to the first floor and two understairs cupboards, one of which houses the Baxi gas combi boiler. Radiator.

LOUNGE

11'10" x 14'2" (3.63m x 4.34m)

A bay window and a radiator.

DINING ROOM

9'5" x 11'0" (2.89m x 3.36m)

Two alcoves and a radiator. Open access to:

KITCHEN

8'11" x 9'10" (2.74m x 3.02m)

Fitted with a range of working surfaces with cupboards and drawers beneath plus tiled splash backs. Single stainless steel sink and drainer. Built-in oven and hob over. Double wall mounted cupboard and a window to the rear. Door to:

REAR PORCH

BATHROOM

7'1" x 7'4" (2.17m x 2.24m)

Panelled bath with a tiled surround, a Hydro shower and a rail. Wash hand basin with a splash back and a mirror. Low level wc.

FIRST FLOOR

BEDROOM 1

9'1" x 14'0" (2.78m x 4.28m)

Bay window with a lovely view. Radiator.

BEDROOM 2

7'3" x 11'1" (2.21m x 3.38m)

Radiator.

BEDROOM 3

6'4" x 8'8" (1.94m x 2.65m)

With a lovely view and a radiator.

SHOWER ROOM
Tiled shower cubicle with an electric shower. Wash hand basin with a splash back and a mirror. Low level wc. Extractor fan and a bi-fold doors.

LANDING
Stairs to:

ATTIC ROOM
15'10" x 12'11" (4.83m x 3.94m)
This is a large, carpeted multi-functional space with two full size Velux windows which offer large amounts of internal light whilst also providing far reaching views over the local countryside. Eaves storage space and a radiator.

OUTSIDE
To the front there is an enclosed garden with a pathway and a pedestrian gate. To the rear the garden is stepped with areas of lawn and to the top there is an area bordering on to the rear lane. The neighbouring properties have put in parking facilities and some have garages which may be possible subject to any necessary planning permission required.

DIRECTIONS
With Redruth railway station on your left continue down the hill and left under the bridge into Bond Street. Continue along Clinton Road and turn into Park Road. Proceed over the junction with Albany Road and straight up to Trefusis Road where you should turn right and the property will be found near the end on the left hand side.

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 15 Mpbs, Ultrafast 1800 Mpbs (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



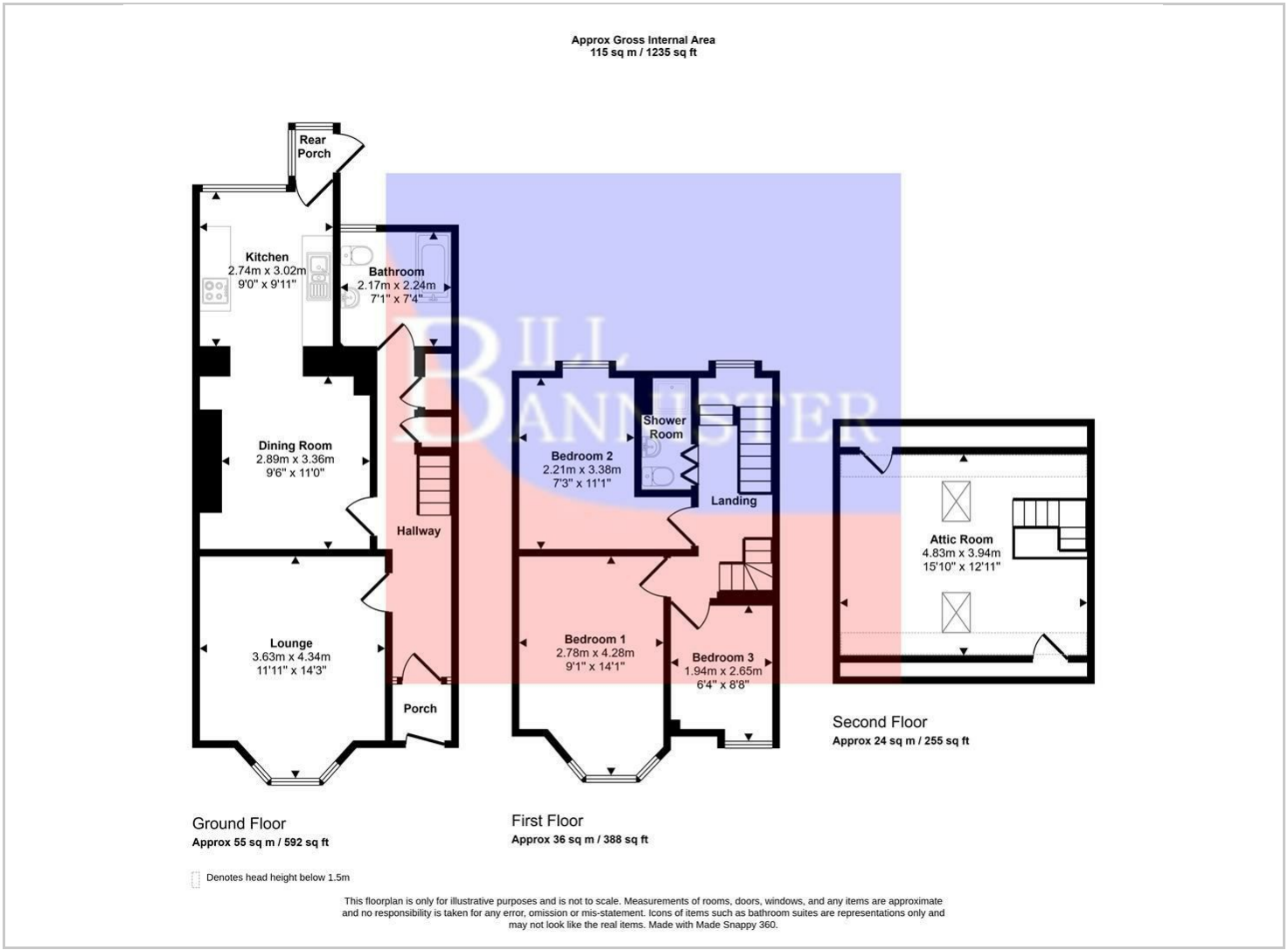
Hybrid Map



Terrain Map



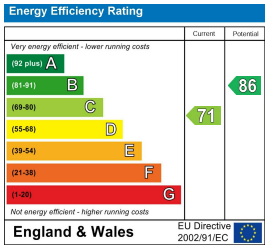
Floor Plan

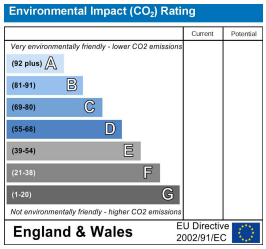


Viewing

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





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