

66 West End · Redruth · Cornwall · TR15 2SQ

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# BILL BANNISTER

Sales & Lettings



## 48 East End

Redruth, TR15 2EJ

**Fixed Asking Price £199,950**

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# 48 East End

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Set back from the road with an enclosed area of garden, this terraced house has recently been the subject of updating and improvement. It has two reception rooms, a well appointed kitchen and a ground floor bathroom. To the first floor there are three bedrooms with the rear bedroom having a view towards the north coast. The property has a modern gas fired heating system with a multi fuel burner in the lounge and double glazing is provided to all windows and doors. Some original features include the tiled flooring in the vestibule and also the beautiful coloured glass door leading through to the hallway. The floors are mostly laminate with some tiling. In addition to the front garden, there is a well enclosed area to the rear being mostly paved and leading to an outbuilding and two parking spaces. There is a convenience store within a few hundred yards and the town centre is approximately a quarter of a mile distant. To summarise, this is a family home in a convenient location with much to commend it.

## ENTRANCE VESTIBULE

With an ornate tiled floor probably being original. A lovely coloured glass door leads to:

## HALLWAY

Understairs cupboard and laminate flooring.

## LOUNGE

**10'7" x 11'10" (3.25m x 3.61m)**

Focusing on a multi-fuel burner, which was fitted in February 2026 with warranty, and alcoves to either side. Cupboard housing the meters. Bay window and a radiator.

## DINING ROOM

**11'8" x 8'4" (3.56m x 2.56m)**

Laminate flooring, an understairs cupboard and a radiator. Open access to:

## KITCHEN

**9'9" x 10'11" (2.98m x 3.34m)**

Well fitted with a single drainer sink unit, plenty of working surfaces with cupboards and drawers beneath, space for white goods and tiled splash backs. Fitted oven, hob and hood. Tiled flooring and a rear external door.

## REAR HALL

With a double built-in cupboard having louvre doors.

## BATHROOM

**5'10" x 7'9" (1.80m x 2.38m)**

Tiled walls, a panelled bath with a mixer, a Triton electric shower and a screen. Pedestal basin and a low level wc. Heated towel rail and a fan heater.

## FIRST FLOOR

### BEDROOM 1

**12'11" x 7'7" (3.94m x 2.33m)**

Window to the rear with views towards the north coast and surrounding area. Cupboard housing a Worcester gas combi boiler (with a portable In-Home Display unit) which, was fitted in April 2026 with 2 year warranty. Laminate flooring and a radiator.

### BEDROOM 2

**8'9" x 12'4" (2.69m x 3.76m)**

Window to the front, laminate flooring and a radiator.

### BEDROOM 3

**6'5" x 9'0" (1.98m x 2.76m)**

Window to the front, laminate flooring and a radiator.

## OUTSIDE

To the front there is a small enclosed garden with a pedestrian gate. Immediately to the rear there is a

generous paved garden with a GARDEN SHED/WORKSHOP. There is also the distinct bonus of two parking spaces.

### DIRECTIONS

From our office in Redruth proceed along Penryn Street and take the first turning right at the traffic lights into Station Hill. Continue straight on at the next lights passing the railway station on your right and on into Higher Fore Street. At the junction go straight ahead into East End and the property will be found on the left hand side identified by a For Sale board.

### 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 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor, Three - Good outdoor & variable

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





Road Map



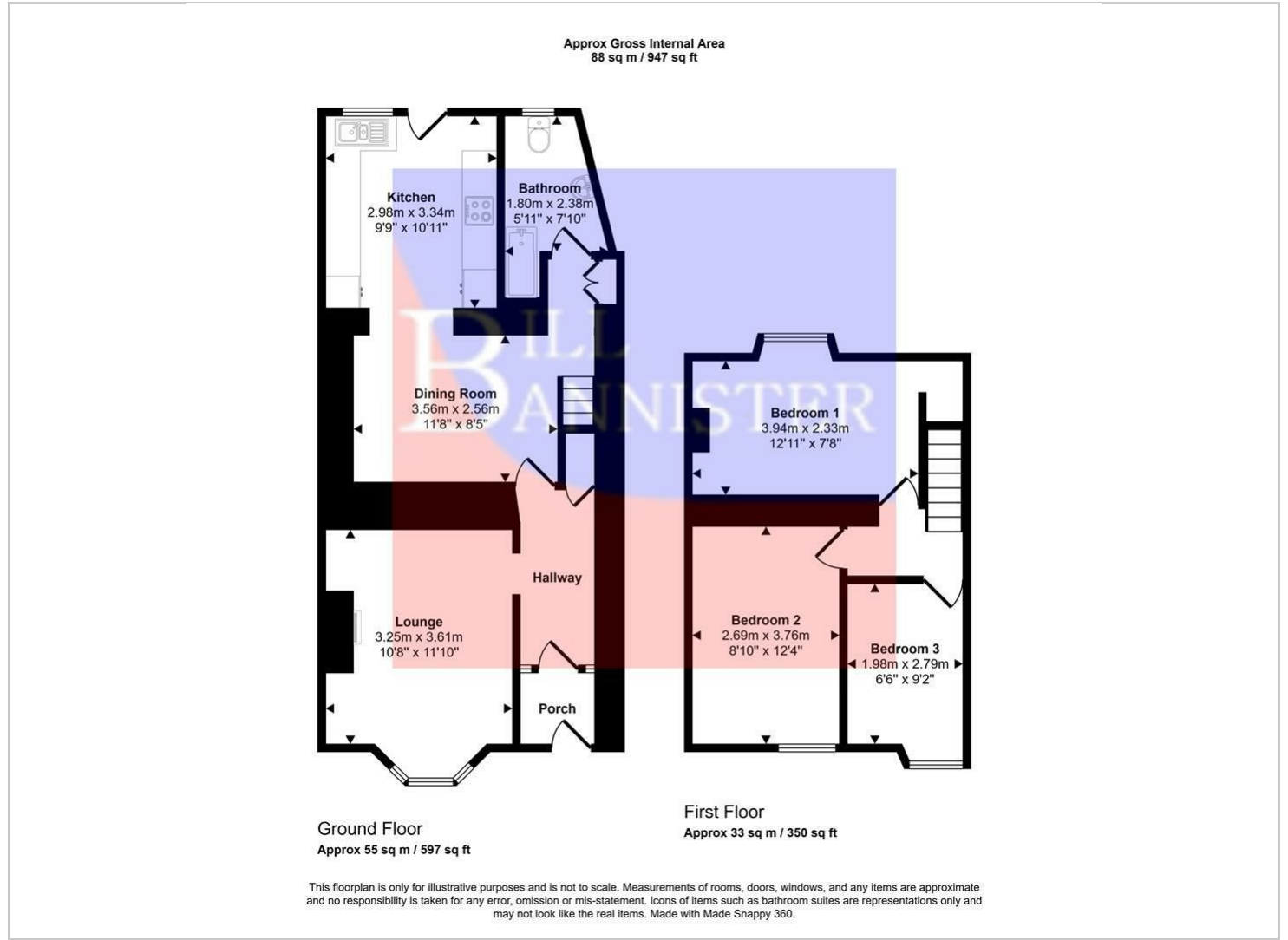
Hybrid Map



Terrain Map



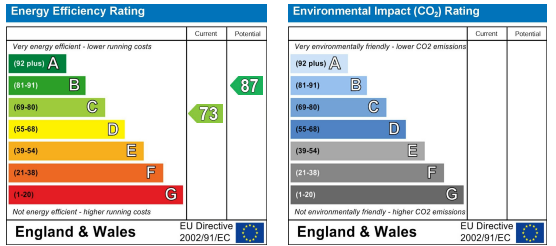
Floor Plan



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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