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Sales & Lettings



Nelart Albany Lane

Redruth, TR15 2XF

£265,000



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Offered with no onward chain, coming to market is this particularly interesting property, occupying a considerable plot and tucked away off a shared access lane, ensuring much privacy yet equally, within walking distance of the town. In need of some modernisation, this property presents an excellent opportunity for buyers who have a vision of how they would like their property to develop and function going forwards. On entry, there is a very generously sized hallway with access given to both ground floor bedrooms, one at the front of the property and the other to the rear, and these are complemented by a separate toilet and an adjacent wet room. From the hallway, there is an inner hallway which gives access to the lounge. A through route is created by a second door that gives access to what could be a sitting room or even a home office environment. This area connects back to the hallway where there is open access to the kitchen. The kitchen is presented in a U-shaped format and has a useful middle breakfast bar area. Linking from the kitchen, a door opens into a utility area which in turns gives access to the rear patio and garden. Returning to the kitchen, open access is given to the dining room. The first floor is accessed by a staircase in the aforementioned sitting room and these lead up to the bright and airy large loft bedroom that has a pleasant view over the side/front garden. A rear vestibule gives access to a convenient en-suite shower room. A door opens into the remainder of the open loft area which would make ideal storage but equally, would also make further living accommodation, subject to the appropriate consent.

Externally, to the front and side, the driveway is accessible directly from the lane and offers parking for three to four vehicles. The driveway leads to a generously sized single garage with lighting, power and a particularly useful vehicle inspection pit. Adjacent to the garage is a separate car port with a door frontage which offers further parking/storage. There is considerable garden space which wraps around the whole property. There are laid to lawn areas with traditional walled borders all round fronted by raised beds of mature bushes, plants, shrubbery and trees. There is a garden shed and a particularly useful summerhouse with lighting and power which could be repurposed to the new owners requirements, perhaps as a garden home office or hobby room.

In terms of location, this is a well sought after area. There are two parks/recreational areas within a short walking distance, one of which, Victoria Park is home to Redruth Bowling Club. In terms of amenities, there is a Co-op convenience store and a fish and chip shop with restaurant also within walking distance or alternatively, via a short drive. The centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can also be reached on foot in under 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 around fifteen minutes by car as can Tehidy Country Park and Tehidy Park Golf Club. The main A30 trunk road is within two miles. 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 thirty minutes on foot, offering countryside walks with far reaching views from coast to coast.

A wooden front door with half panel casement obscure single glazing and a half panelled single glazed side panel opens to:

HALLWAY

A generous hallway with a radiator. Loft access hatch gives access to the plumbing for the en-suite above. Door opens to a storage cupboard housing a hot water cylinder and slatted shelving. Door opens to:

WC

Wash hand basin and an obscure double glazed window to the rear aspect.

WET ROOM

5'2" x 6'0" (1.59m x 1.84m)

Partially tiled with a wash hand basin and a thermostatic shower. Mirrored medicine cabinet, a radiator and an obscure double glazed window to the rear aspect.

BEDROOM 1

9'10" x 11'11" (3.02m x 3.64m)

Radiator below a upvc double glazed window overlooking the front garden and aspect.

BEDROOM 2

9'10" x 11'3" (3.01m x 3.43m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect.

INNER HALLWAY

Door to:

LOUNGE

14'0" x 10'1" (4.29m x 3.09m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Open fire recessed into a tiled fireplace with a tiled hearth. Interconnecting door to:

SITTING ROOM/HOME OFFICE

9'9" x 13'5" (2.99m x 4.11m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Stairs lead to the first floor loft room.

KITCHEN

10'10" x 9'9" (3.31m x 2.98m)

In a U shape format with a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces, space for a tall fridge/freezer and space for an electric cooker. Window looking into the utility area. Single stainless steel sink and drainer with a tiled splash back. Radiator and a central breakfast bar. Door with two obscure glazed panels opens to:

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UTILITY AREA

10'4" x 6'2" (3.17m x 1.88m)

Roll edge work surfaces with storage cupboards and drawers below and storage cupboards above. Single glazed windows overlooking the rear garden and aspect. Space and plumbing for a washing machine. Single stainless steel sink and drainer with a tiled splash back. Wooden door with a single glazed decorative panel opens out to the rear patio. Open access to:

DINING ROOM

9'8" x 9'11" (2.97m x 3.04m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect.

FIRST FLOOR

LOFT BEDROOM

20'7" x 11'2" (6.29m x 3.41m)

Wood framed single glazed window overlooking the side garden and aspect. Extractor fan. Single stainless steel sink and drainer with a tiled splash back and storage cupboards below. Roll edge work surfaces. Open access to:

REAR VESTIBULE

14'9" x 11'3" (4.52m x 3.45m)

Door opens to:

EN-SUITE SHOWER ROOM

Low level wc and a wash hand basin. Fully tiled shower cubicle with a hinged glass shower screen door opening and a Mira Play electric shower. Extractor fan, a wall mounted towel radiator and a mirrored medicine cabinet. Door opens to eaves storage with lighting and open access to the water tank.

OUTSIDE

To the front a driveway from the shared access lane provides parking for potentially three/four vehicles. There is a laid to lawn area with a raised border fronting a traditional walled border. A door opens to a CAR PORT 3.63m x 5.66m (11'11 x 18'7) which can house one vehicle. A door opens to a GENEROUS SINGLE GARAGE 3.49m x 6.85m (11'5 x 22'6) with lighting and power, an inspection pit and a single glazed window to the side aspect.

There is a laid to lawn side and front garden with a mature border of hedging, trees and shrubbery. A pathway with a ramp leads to the front door under a canopy. There are traditional walled borders all the way around and the garden is fully wraparound. To the rear there is a raised border of mature plants, shrubbery and trees together with a garden shed and an external tap. Steps lead up to a greenhouse and a door to a summerhouse with lighting and power.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the first lights into Station Hill. Turn right at the next lights under the bridge into Bond Street and take the second left into Heanton Terrace. Take the next right into Albany Road and proceed along passing the turning on the left to Park Road. Just beyond Park Road, Albany Lane is on the left between Albany Road, numbers 102 and 104. Proceed up that lane, which bends to the right, and the property will be found on the left hand side.

AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: D.

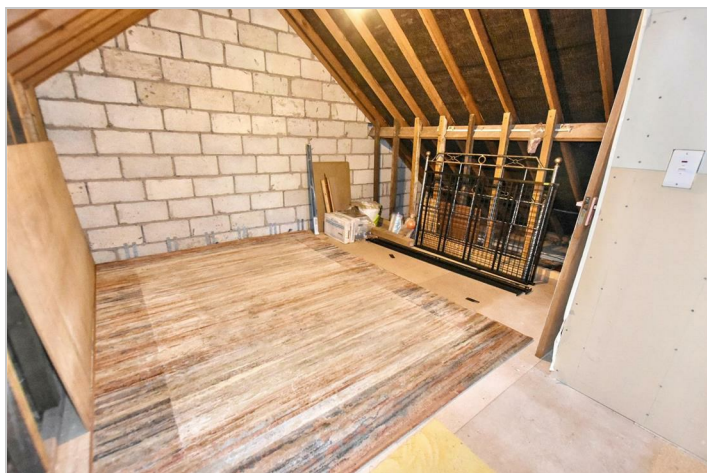
SERVICES

Mains drainage, mains water, mains electricity and oil 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



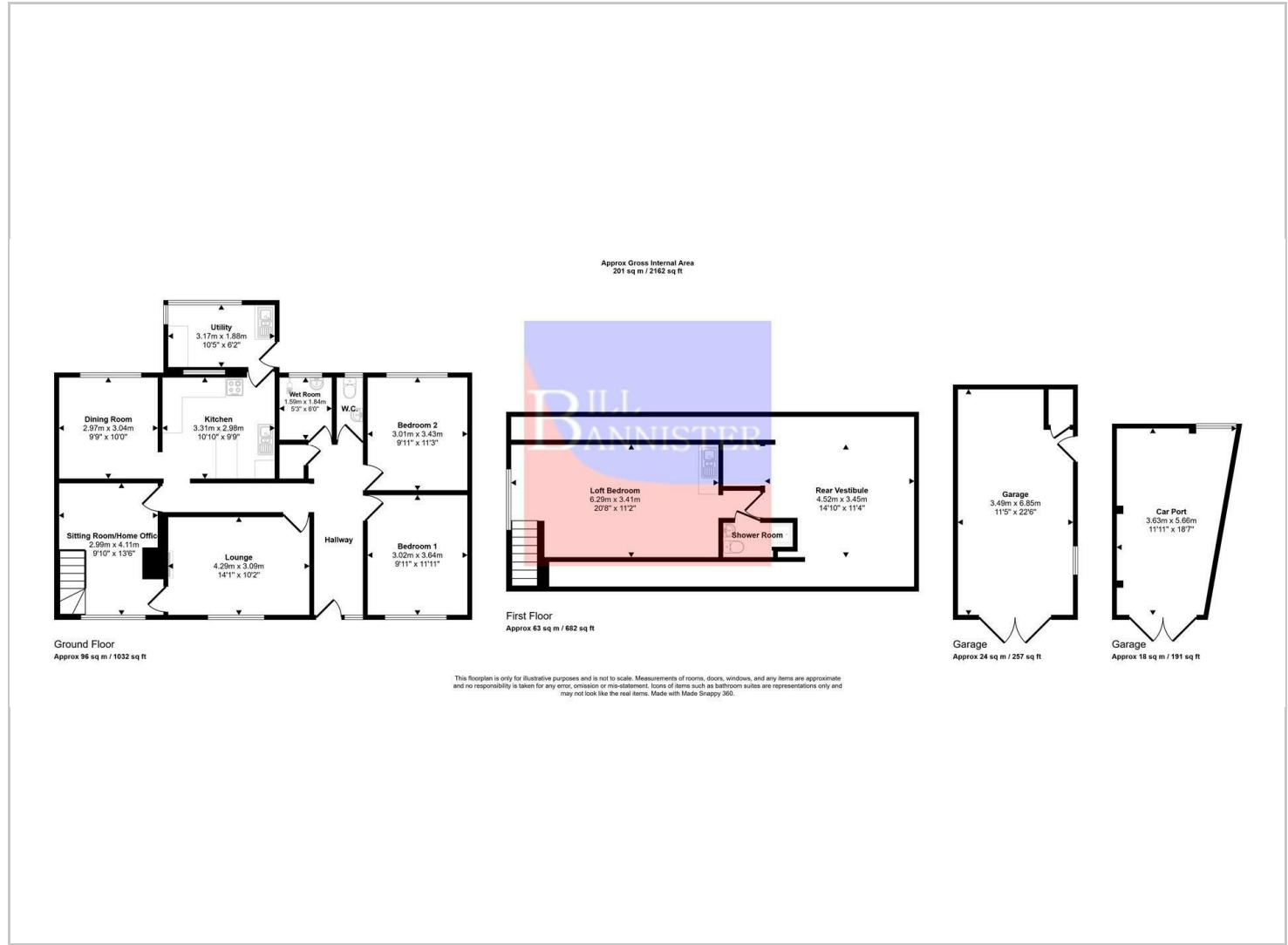
Hybrid Map



Terrain Map



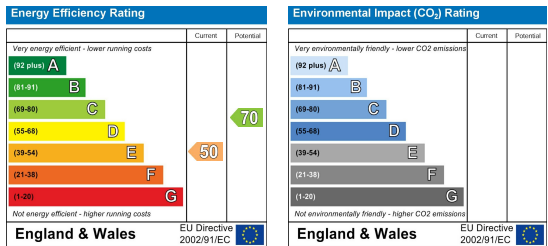
Floor Plan



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.