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Sales & Lettings



26 Clinton Road

Redruth, TR15 2QE

£425,000

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We are very pleased to bring to market this property situated in a much sought after area, offering exceptional versatility over 3 to 4 floors with scope for multi-generational living due to the potential of a self-contained lower level. Currently marketed as a five bedroomed house, there is potential to complete work started on the loft conversion by adding a further two bedrooms. Situated on the Falmouth side of Redruth, this is a much sought after and convenient area in which to reside, an early viewing is certainly recommended to fully appreciate the living space on offer. Occupying a somewhat elevated position, this home is very light and bright and has a number of original features including high ceilings and cornices whilst the current vendors have remained in keeping with or improved upon the existing internal finishes. On entry, you are greeted by Victorian style geometric floor tiles, in keeping with a number of properties in this area of town. The staggered hallway links all of the internal living space through two staircases initially. To the front, there is a lounge/living room just above ground level. A modern modular kitchen behind has high quality granite worktops with a range of both eye level and base level storage units and drawers with predominantly built-in soft close handles. There are a number of integrated appliances including an electric hob, oven and grill, washing machine and dishwasher. Returning to the hallway, further to the rear is an open access boiler room housing a boiler with a recently replaced pump, Gledhill hot water cylinder and an Aquasystem pressure vessel. Stairs lead to a quarter landing where a family shower room is accessed. Switchback stairs connect to the remainder of the landing where the first double bedroom is sited to the rear. There is a middle positioned second double bedroom whilst the third double bedroom is located at the front. A single fourth bedroom is also located at the front of the property. The latter two bedrooms have been formed from one original master bedroom and the vendor has advised of a fully acoustic insulated wall between them. Returning to the landing, a staircase leads up to the loft room requiring completion but we understand from the current vendor that there are building regulations allowing the addition of two further bedrooms to take the property up to a seven bedroom home. Returning to the ground level hallway, a staircase leads down to very useful, potentially self-contained basement living room/lounge with an external door leading out to a decking area which is an excellent suntrap given its south westerly aspect. There is a shower room with a stylish slate tiled splash back, WC with a built-in cistern and wash hand basin built into a vanity unit. The large connecting bedroom has direct external access to the side pathway and out to the front of the property as well as to the rear.

Externally, to the front, a diagonal pathway splits two low maintenance laid to shingle areas. There is a pathway to the side connecting the rear of the property. At the rear, the aforementioned decking area has stairs leading

down to a laid to lawn area. At the bottom of the garden, a gate leads out to a parking space, potentially large enough for two cars and a deep in length single garage with some space in front. The garage and parking are accessed via a rear lane. In terms of location, the property is well placed for local schools. Amenities wise, there is a Co-op convenience store within walking distance. The centre of Redruth, which has a variety of retail shops, both independent and chain, cafes, public houses and a cinema, can be reached on foot in around five 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 accessible being within a similar distance. 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 just over one mile distant. There are also many other local towns and beaches which are conveniently accessible.

Original front door with a half moon fan light single glazed window over leading to:

HALLWAY

Staggered with some original features such as coving and cornices. Two radiators. Stairs to the first floor and stairs to the basement.

LOUNGE

12'11" x 17'9" (3.94m x 5.42m)

Upvc bay window and a radiator. Open fire within a decorative tiled fireplace on a hard standing hearth with a wood fireplace surround.

KITCHEN/DINER

11'3" x 15'1" (3.45m x 4.60m)

Fitted with a range of eye level and base level cupboards with drawers predominantly soft close with straight edge granite work surfaces and matching upstands. There is a built-in Logic electric hob with a built-in extractor hood over and a built-in double oven and grill. Sunken one and a half bowl stainless steel sink, a built-in Hoover washing machine and a Beko dishwasher. Space for a condenser tumble dryer, an under counter fridge and a tall American style fridge freezer. A retro upright radiator and porcelain floor tiling. A upvc double glazed window overlooks the rear garden and aspect.

BOILER ROOM

9'7" x 3'6" (2.93m x 1.09m)

With a Glow Worm boiler, Gledhill hot water cylinder with an Aquasystem pressure tank.

FIRST FLOOR

LANDING

Loft access hatch, a mains smoke alarm and a radiator. Stairs to the loft room.

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SHOWER ROOM

8'10" x 3'3" (2.71m x 1.01m)

Low level wc and a wash hand basin. Shower cubicle with a thermostatic shower over and both a hand held shower spray with a rain head shower spray. Aqua board splashback with high level metro tiling above. There is half wood panelling, a wall mounted towel rail and a radiator.

BEDROOM 1

11'3" x 9'11" (3.44m x 3.04m)

Upvc window overlooking rear aspect with far reaching views. Radiator.

BEDROOM 2

9'11" x 7'10" (3.04m x 2.40m)

Upvc window overlooking the side aspect with far reaching views towards the north west. Radiator.

BEDROOM 3

9'3" x 12'0" (2.84m x 3.66m)

Radiator.

BEDROOM 4

8'0" x 14'6" (2.45m x 4.43m)

L shaped room with a radiator.

LOFT ROOM

17'0" x 26'7" (5.19m x 8.11m)

Currently used as storage.

BASEMENT

RECEPTION ROOM

13'5" x 13'1" (4.09m x 4.00m)

Radiator. Alcove with plumbing for a washing machine and space for a tumble dryer. Cupboard housing an Ideal Logic combi boiler.

SHOWER ROOM

9'10" x 4'1" (3.01m x 1.26m)

Low level wc with a built-in cistern. Wash hand basin built into a vanity unit. Shower cubicle with a thermostatic shower over.

BEDROOM 5/STUDY

12'2" x 17'5" (3.71m x 5.32m)

Radiator. UPVC door with a step up to access the outside of the property. Mains smoke alarm and spot lighting.

OUTSIDE

To the front a pedestrian gate opens to a diagonal pathway splitting two areas of shingle and leads up to steps to the front door. There are mature hedging borders all round and the pathway leads to an access gate to the rear. To the rear a upvc door from the basement room leads to a rear decking area with steps down to the rear garden. The rear garden has a laid to lawn area with traditional walled borders which leads to a rear gate accessing the rear parking spaces and SINGLE GARAGE 2.64m x 5.71m (8'8 x 18'9) with side access.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the traffic lights into Station Hill. At the next set of traffic lights turn right, under the iron bridge through Bond Street and into Clinton Road where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

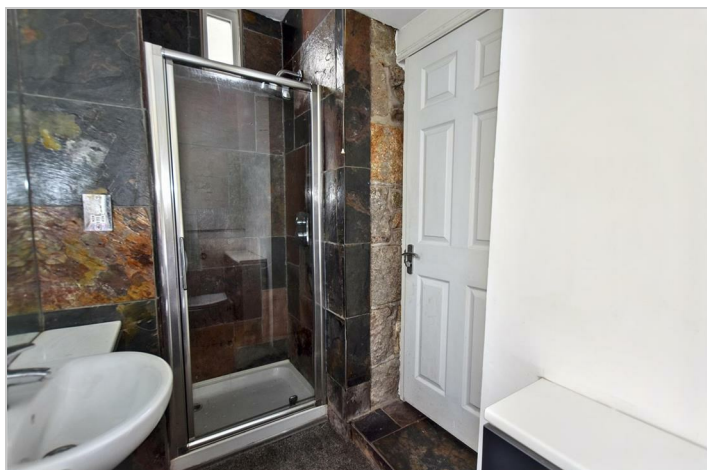
SERVICES

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

Broadband highest available download speeds - Standard 20 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



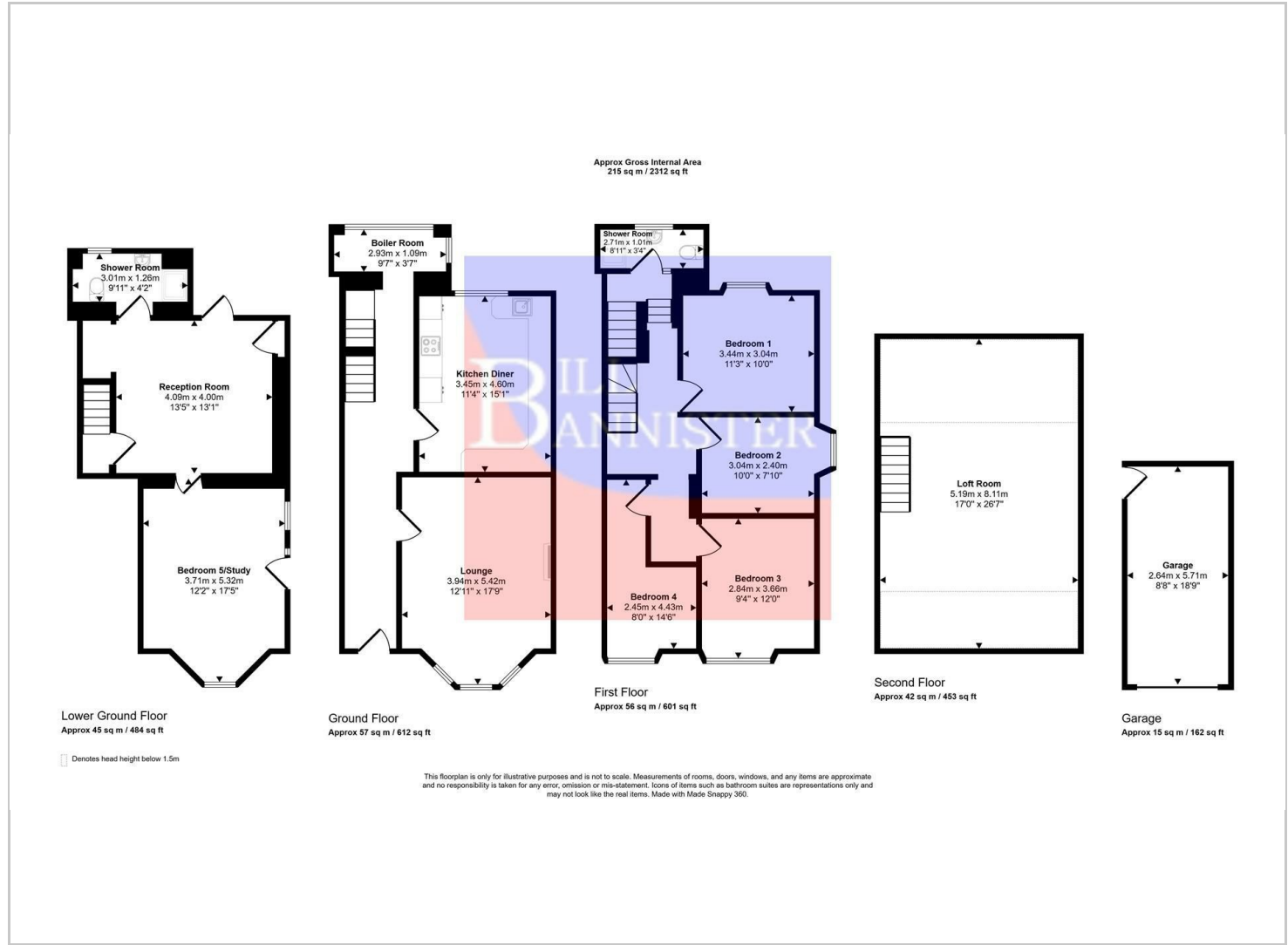
Hybrid Map



Terrain Map



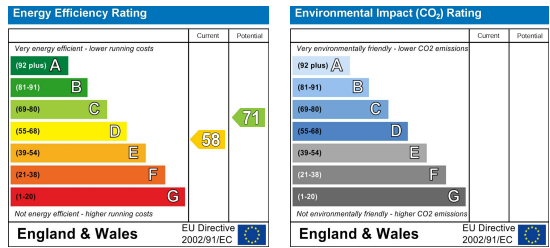
Floor Plan



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.