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BILL BANNISTER
Sales & Lettings



65 Knights Way

Mount Ambrose, Redruth, TR15 1PA

£224,950

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We are very pleased to bring to market this very nice three bedroomed family home, situated on the Truro side of Redruth in a popular residential development, with the front first floor elevation offering views towards the north coast. Located in a cul-de-sac, this modern end of terrace house offers well presented family sized accommodation, making it an ideal first family home and as such, an early viewing is recommended. On entry there are stairs to the first floor with the dual aspect open plan lounge/living room/dining area immediately accessible to your right. This is a good sized room with plenty of space to accommodate a dining table and chairs to one end and from where the rear garden is accessed. Open arched access is given to the U-shaped fitted kitchen which includes integrated cooking appliances in the form of an AEG electric hob, an AEG electric oven and grill with extractor hood above. There is space for a tall fridge/freezer along with space and plumbing for a washing machine. To the first floor, there are three bedrooms. The first double bedroom is to the front of the property and enjoys far reaching views in a westerly direction towards the North Coast as does the third bedroom which itself offers the opportunity for a home office if not used as a bedroom. It also has a built-in overstairs storage cupboard. The second bedroom is located to the rear and overlooks the garden. All three bedrooms are complemented by a family bathroom with neat mosaic tiled splash backs and which offers an electric shower over the bath. Please note, a new gas boiler was fitted on 25/6/2026 and has been sited in the loft.

Externally, the front the garden is open to the pedestrian pathway and is primarily laid to lawn. The rear garden is well presented and very manageable with neat, raised gravel borders to the rear and a central laid to lawn area with a slabbed patio and pathway surround. In addition, there is a very useful garden shed.

In terms of location, there is a park within a short walking distance and the property is within one mile of Redruth, an approximate five minute drive. Here you will find a range of independent retailers, chain stores and a good range of cafes along with public houses, a cinema and also 'The Buttermarket', a vibrant food hall and social meeting venue. Redruth also has a main line railway station, where you can access London amongst other destinations. Further afield, Portreath Beach, where you will find access to the famous South West Coastal Path, is around a fifteen minute drive, as are Tehidy Country Park and Tehidy Golf Club.

Upvc door with two obscure double glazed decorative panels opens to

HALLWAY

Radiator and stairs to the first floor.

OPEN PLAN LOUNGE/DINER

LOUNGE AREA

12'4" x 14'11" (3.76m x 4.57m)

A upvc double glazed window overlooking the front garden and aspect. Radiator and a door opens to an understairs storage cupboard.

DINING AREA

7'4" x 8'2" (2.26m x 2.49m)

Radiator and upvc sliding doors opens to a rear patio. Open arched access to:

KITCHEN

7'8" x 8'2" (2.36m x 2.49m)

A U shaped fitted kitchen with space for a tall fridge/freezer. A range of eye level storage cupboards with base level storage cupboards and drawers. Roll edge work surfaces and tiled splash backs. AEG integrated electric hob with a splash back, an AEG integrated oven and grill below plus an integrated extractor hood above. One and a half stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Space and plumbing for a washing machine.

FIRST FLOOR

LANDING

Reverse L shaped landing with a loft access hatch housing the boiler. Door opens to a full height storage cupboard with slatted shelved storage. Louvre door storage cupboard housing the boiler works.

BEDROOM 1

8'5" x 12'9" (2.59m x 3.89m)

Radiator below a upvc double glazed window overlooking the front garden and aspect with far reaching views towards the north coast.

BEDROOM 2
8'10" x 10'5" (2.71m x 3.20m)
Radiator below a upvc double glazed window overlooking the rear garden and aspect.

BEDROOM 3
6'7" x 6'11" (2.03m x 2.13m)
Upvc double glazed window overlooking the front garden and aspect with far reaching views towards the north coast. Radiator and a built-in overstairs storage cupboard with louvre doors.

BATHROOM
6'2" x 5'4" (1.88m x 1.64m)
Wash hand basin built into a vanity unit with a mosaic tiled splash back. Low level wc. Bath with an Aqualisa electric shower over, a hinged glass shower screen and a mosaic tiled splash back. Radiator below a upvc obscure double glazed window to the rear aspect.

OUTSIDE
The front garden is open plan to the public pathway and leads to a footpath to the front door under a canopy. There is a laid to lawn area with established mature bushes and an open fenced border to one side. To the rear patio doors lead to a slabbed patio area bordering a laid to lawn area. The rear garden is fully enclosed and manageable with an external tap, a raised decorative gravelled border and fenced borders all round. GARDEN SHED 1.39m x 1.88m (4'7 x 6'2) and a gate to rear access.

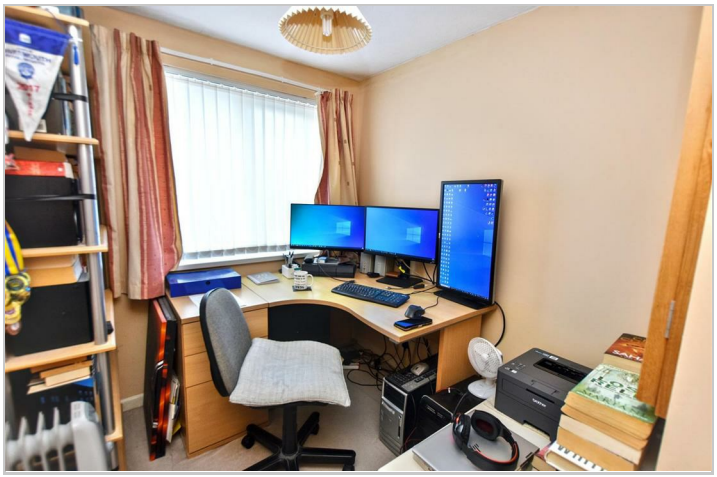
DIRECTIONS
From Redruth railway station continue up Higher Fore Street into East End. At the mini roundabout at the top of Mount Ambrose continue straight over, down the hill and turn left into Knights Way. Continue down and the property will be found on the right hand side.

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 8 Mpbs, Superfast 80 Mpbs, Ultrafast 1000 Mpbs (sourced from Ofcom).

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









Road Map



Hybrid Map

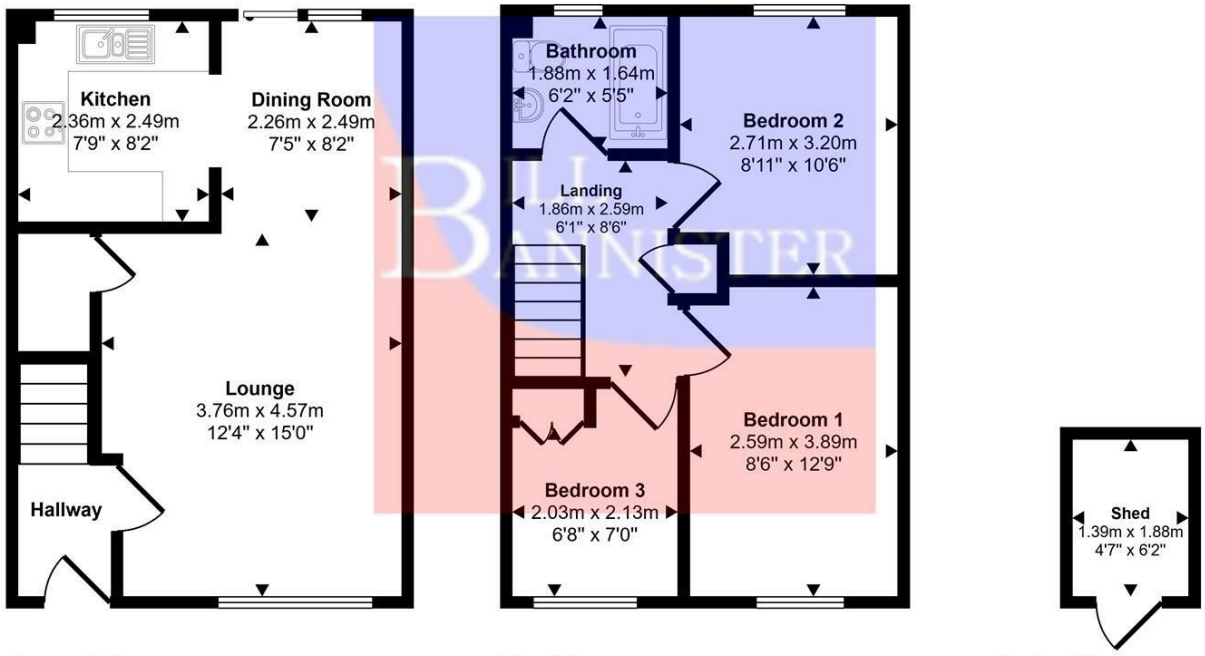


Terrain Map



Floor Plan

Approx Gross Internal Area
67 sq m / 718 sq ft



Ground Floor
Approx 32 sq m / 341 sq ft

First Floor
Approx 32 sq m / 349 sq ft

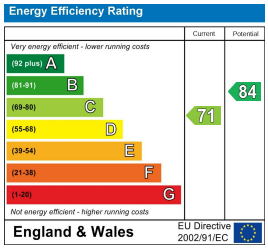
Outbuilding
Approx 3 sq m / 28 sq ft

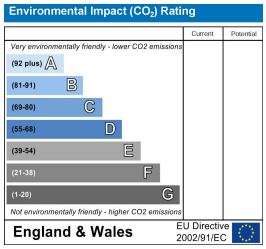
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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