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Sales & Lettings



1 The Stores Fore Street

St. Day, Redruth, TR16 5JU

£220,000

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We are delighted to bring to market this three bedroomed, two reception roomed terraced property, the site of a former shop, situated in the historic village of St Day and close to a whole host of local amenities. Offered chain free, this home is deceptively spacious so an early viewing is recommended; it would be an ideal first time buy or for investment purposes. On entry, you will find yourself in the first reception room, a large lounge/living room with an enclosed staircase to the first floor. A door opens into the second reception/dining room that has some open understairs storage. Open access is given to the galley kitchen which has enough space to house various under counter appliances as well as a tall fridge/freezer if so required. There is also room for a dining table in the kitchen should the new owner wish to use as a kitchen/diner. To the first floor, there are three bedrooms with the largest to the front of the property whilst bedroom 2 is towards the rear and bedroom 3 is also at the front of the property. All three bedrooms are complemented by a very good sized family bathroom with an electric shower over the bath. Externally, the property is accessed directly from the pedestrian pavement whilst to the rear, there is an enclosed south facing courtyard area. In terms of location, there are many local amenities in the village within a short walking distance including two convenience stores, a Post Office, butchers, pharmacy and a public house. There is also a second public house nearby, in the hamlet of Vogue, St. Day, which is less than a ten minute walk. The centre of Redruth can be reached in a few minutes by car. Further afield, both Falmouth and Truro are equidistant and can be reached in around twenty five minutes or less by car. The coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in less than twenty minutes by car whilst the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Club, are within a similar distance. The property location is also within proximity to many other North Cornwall coastal towns as well as other surrounding attractions being easily accessible. There are bus services and it is also worth noting that there are many local walks to be found around the St. Day area.

Wooden front door with two obscure double glazed panels opens to:

LOUNGE

18'9" x 12'2" (5.72m x 3.72m)

Wood framed double glazed sash window overlooking the front aspect. Creda night storage heater. Enclosed staircase to the first floor. Door with two frosted glazed decorative panels opens to:

DINING ROOM

15'6" x 8'1" (4.74m x 2.47m)

Designer night storage heater below a upvc double glazed window behind a deep sill overlooking the rear courtyard garden and aspect. Understairs storage area with hanging space and shelved storage. Mains smoke alarm. Step up to:

KITCHEN

7'4" x 16'1" (2.25m x 4.92m)

Galley style kitchen fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces with tiled splash backs. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear courtyard garden and aspect. Wood framed door with a half clear double glazed panel opens out to the rear patio. Dimplex wall mounted panel heater, space and plumbing for a washing machine, space for further under counter appliances and space for a tall fridge/freezer. Manrose extractor fan.

FIRST FLOOR

LANDING

Designer night storage heater and a loft access hatch. Mains smoke alarm.

BEDROOM 1

11'9" x 12'0" (3.60m x 3.66m)

Wood framed double glazed sash window overlooking the front aspect. Designer night storage heater and a Sunhouse wall mounted plug-in panel heater.

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BEDROOM 2

7'8" x 13'5" (2.35m x 4.10m)

Upvc double glazed window overlooking the rear courtyard garden and aspect. Wall mounted Dimplex panel heater.

BEDROOM 3

6'4" x 11'8" (1.95m x 3.58m)

Wood framed double glazed sash window overlooking the front aspect. Wall mounted panel heater.

FAMILY BATHROOM

7'6" x 8'9" (2.31m x 2.68m)

Low level wc and a wash hand basin with a tiled splash back. Bath with a tiled splash back and a Triton Riba electric shower over. Door opens to a full height storage cupboard housing the hot water cylinder with slatted shelved storage below. Upvc obscure single glazed window behind a deep sill to the rear aspect.

OUTSIDE

To the rear a door from the kitchen leads to a south facing rear courtyard garden with a traditional walled border. There is a raised planting feature with decking style steps up to a rear raised patio area. There is a metal shed on a plinth plus a second storage shed, a fenced border to the side, a traditional walled border to the rear and a block walled border to the other side.

DIRECTIONS

Passing Redruth railway station on the right continue up into

Higher Fore Street and at the junction bear right into St Day Road. At the triangle take the left hand fork and proceed up to the roundabout at Sandy Lane. Continue straight over following the signs to St Day, proceed down straight over following the signs to St Day, proceed down into Vogue and up the hill into the village. Continue into Fore Street, passing the Post Office and the property will be found further along on the right hand side, directly opposite the St. Day Pharmacy.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

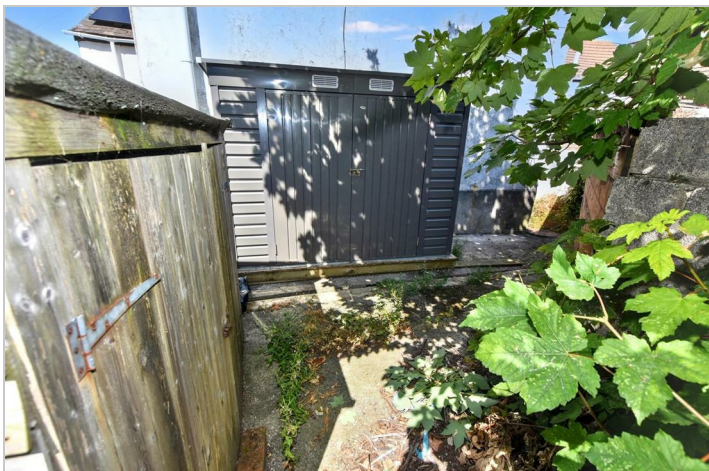
SERVICES

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

Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



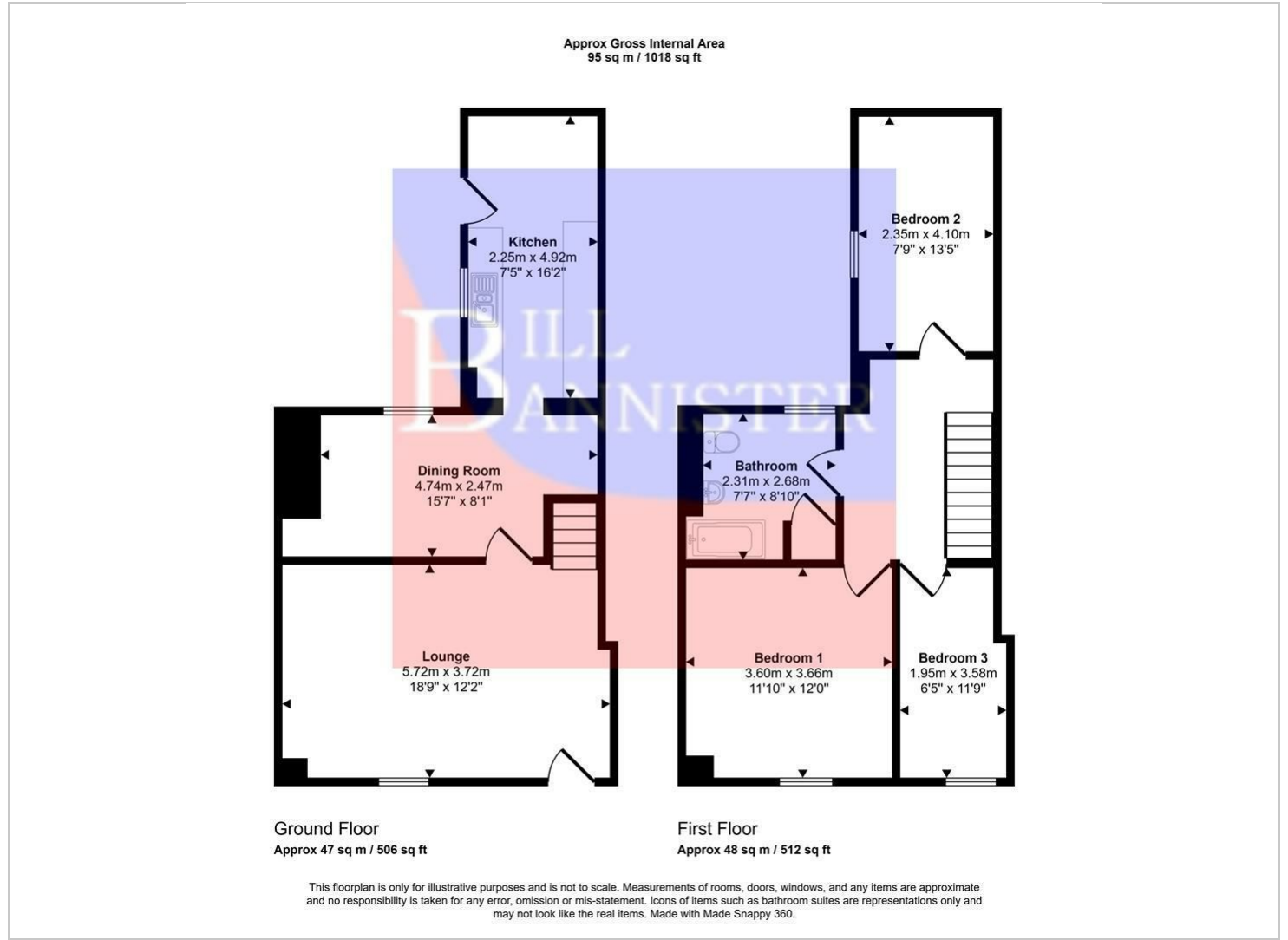
Hybrid Map



Terrain Map



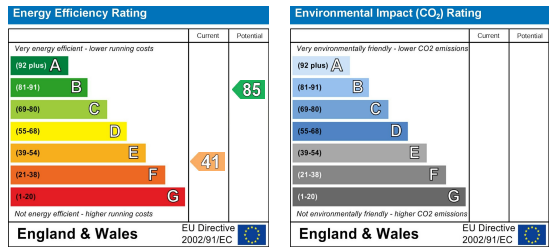
Floor Plan



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.