

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

# BILL BANNISTER

Sales & Lettings



## 36 Higher Jenkins Terrace

Redruth, TR15 1NF

**£175,000**



# 36 Higher Jenkins Terrace

Redruth, TR15 1NF

**£175,000**



Tucked away from the main street yet giving good access to facilities, this is an end of terrace cottage with a well enclosed and private rear garden. Internally there are two bedrooms with an aspect from the front elevation. The landing has loft access. To the ground floor a hallway leads to a lounge with a focal point fire surround flanked by alcoves and having an inset gas fire. The kitchen/diner has a good array of units, both base and eye level plus a tall cupboard and deep storage cupboard housing the Ideal gas combi boiler. There is a rear lobby and a shower room which is tiled throughout for ease of maintenance. The property is double glazed and has a gas fired heating system. There is a council car park close by and this leads to Fore Street with various shopping facilities, bus services and a mainline railway station.

## ENTRANCE HALL

Part glazed door and stairs to the first floor with storage facilities beneath. Radiator.

## LOUNGE

**11'10" x 11'11" (3.61m x 3.65m)**

Focal point fire surround with an inset gas fire and flanked by alcoves. Radiator.

## KITCHEN/DINER

**13'9" x 10'9" (4.21m x 3.30m)**

Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath, tiled splash backs and space for white goods. Tall unit, eye level cupboards and an inset cooker hood. Deep cupboard housing a wall mounted Ideal gas combination boiler.

## REAR LOBBY

Door to the rear.

## SHOWER ROOM

Tiled to both walls and floor. Shower cubicle with a Mira electric shower. Enclosed wash hand basin and wc. Corner shelving and a ladder radiator.

## FIRST FLOOR

### BEDROOM 1

**9'9" x 12'4" (2.99m x 3.76m)**

With a radiator.

### LANDING

Loft access.

### BEDROOM 2

**7'8" x 8'11" (2.35m x 2.72m)**

With a radiator and storage.

## OUTSIDE

There is a very well enclosed and quite private rear garden being mainly paved with a pedestrian door to the side lane.

## DIRECTIONS

Passing Redruth railway on your right take the next turning left into Shoot Row passing the car park on the left. At the junction turn right into Fords Row and continue up the hill where the property will be seen in front of you on the corner.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

## SERVICES

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

Broadband highest available download speeds -

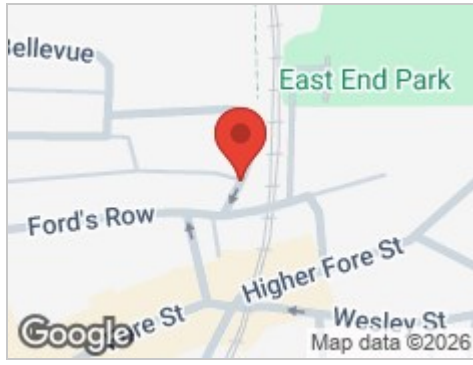
Standard 17 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



## Road Map



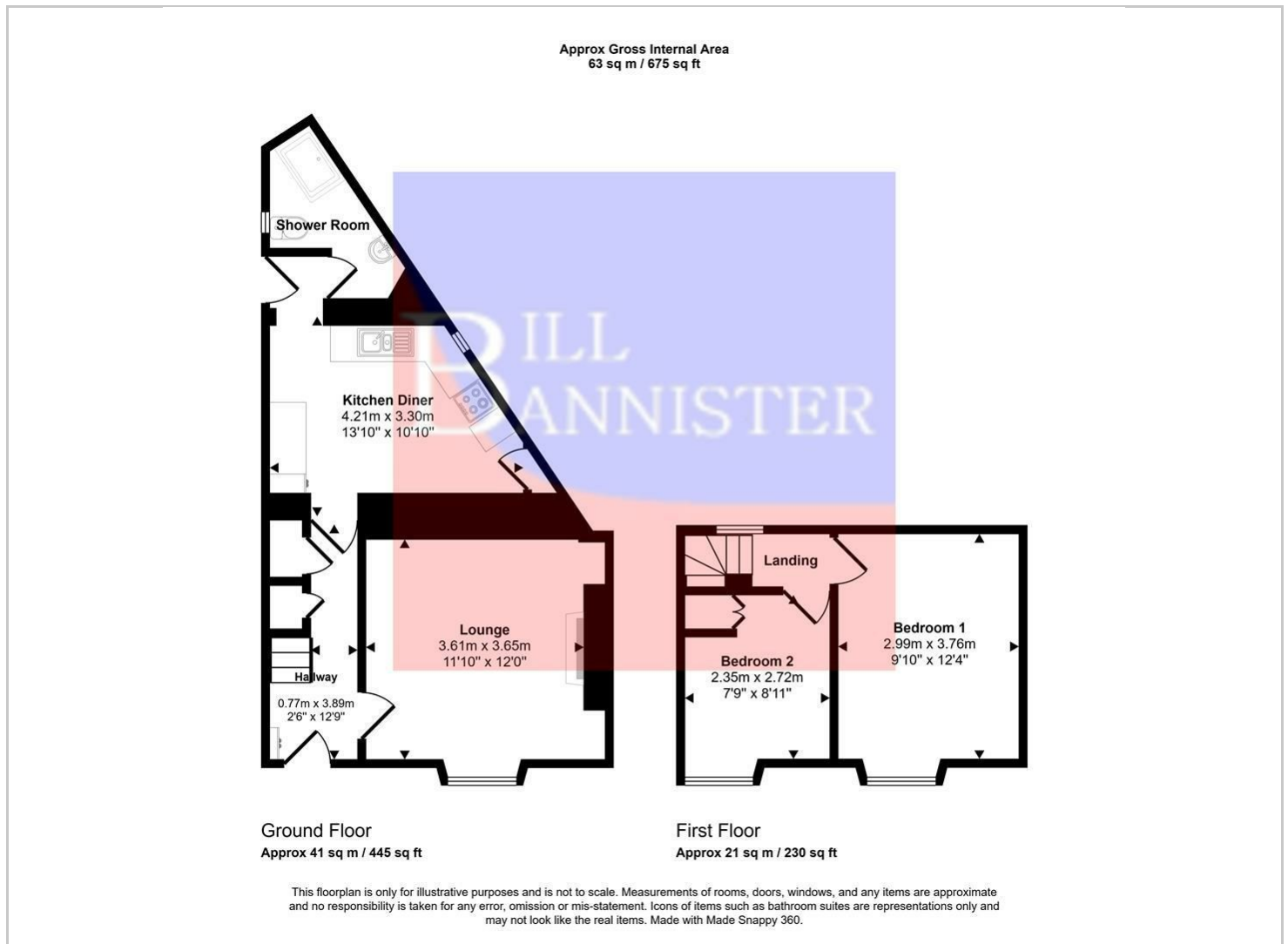
## Hybrid Map



## Terrain Map



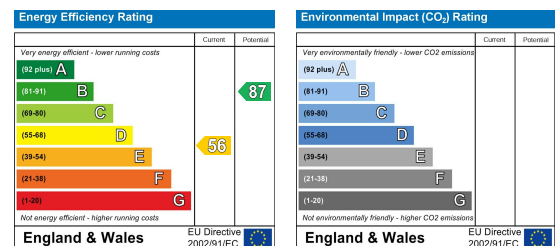
## Floor Plan



## 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



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.