

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



15 Trevithick Road

Pool, Redruth, TR15 3NW

£95,000



Offered for sale as a CASH PURCHASE and with the benefit of no onward chain, this terraced house would be ideal for investment purposes. It has two bedrooms, two separate reception rooms, a kitchen and utility, a ground floor shower room and the bonus of a first floor bathroom. It has gas heating for the most part and is complemented by double glazing. Externally there is an enclosed rear garden with pedestrian access to a rear service lane.



This terraced house is situated in a convenient location and is offered for sale with no onward chain. There is an entrance hallway, two reception rooms, a kitchen and a utility room. There is a ground floor shower room in addition to the first floor bathroom and two bedrooms are also provided. The property has double glazing and there is a gas boiler supplying heat to most of the rooms plus an independent gas fire on the half landing. Externally there is a small enclosed area of garden to the front and a rear garden with a central pathway and this leads to a service lane which could enable parking facilities to be reinstated. Access is given to Agar Road with regular bus services and there are out of town shopping facilities. The A30 is within several miles and the towns of Redruth and Camborne are both within approximately three miles.

Please note that this property is a cash purchase only due to an unclassified mundic report.

ENTRANCE HALLWAY

Radiator.

LOUNGE

12'8" x 10'1" (3.88m x 3.09m)
Pine clad wall, two alcoves and a fireplace with an inset gas coal effect fire. Radiator.

DINING ROOM

12'7" x 9'6" (3.86m x 2.91m)
An electric coal effect fire set in a marble surround. Large understairs cupboard, a radiator and access to:

KITCHEN

6'5" x 11'8" (1.98m x 3.58m)
Single drainer stainless steel sink unit with an electric water heater, storage cupboards space for white goods.

SHOWER ROOM

Shower cubicle, a wash hand basin and a low level wc. Electric towel rail.

UTILITY ROOM

5'5" x 10'9" (1.66m x 3.29m)
With space for white goods.

FIRST FLOOR

BEDROOM 1

11'2" x 10'1" (3.42m x 3.09m)
Window to the front elevation. Former cast fireplace and a cupboard housing a Worcester gas boiler.

BEDROOM 2

9'0" x 10'0" (2.75m x 3.05m)
Some pine cladding and a radiator.

BATHROOM

4'0" x 13'3" (1.23m x 4.05m)
Part tiled with a corner bath, a pedestal basin and a wc. Radiator.

OUTSIDE

There is an enclosed front garden with a pedestrian gate. The rear garden is mostly lawned with a vehicular access lane should you wish to reinstate parking.

DIRECTIONS

From our office in Redruth take the main road towards Camborne, through Illogan Highway and turn right after Morrisons supermarket into Trevithick Road. The property will then be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

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

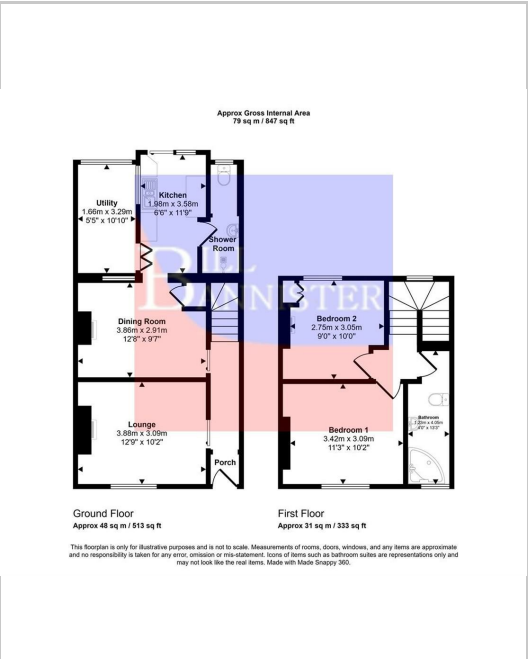
Broadband highest available download speeds - Standard 4 Mbps, Superfast 50 Mbps (sourced from Ofcom).

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

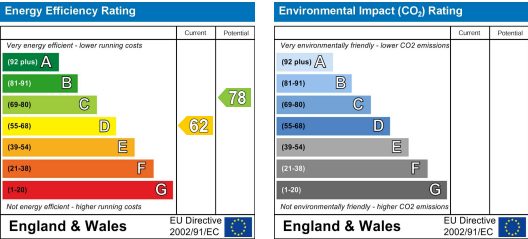
Area Map



Floor Plans



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.