

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

**BILL
BANNISTER**

Sales & Lettings



3 Vogue Hill

St. Day, Redruth, TR16 5NQ

£189,950



Ideal for first time buyers or investment purposes, this terraced cottage is situated in the popular village of St Day and is offered for sale with no onward chain. The well presented accommodation benefits from two bedrooms, a lounge/diner, a galley style kitchen and a family bathroom. The property is double glazed and this is complemented by LPG gas heating. Externally there are enclosed gardens to front and rear with the bonus of two sheds.



Offered with the benefit of no onward chain, we are delighted to bring to market this traditional mid terrace two bedroomed property situated in the historic Cornish village of St Day and close to local amenities. A convenient and bright triple aspect entrance porch opens out into a good sized lounge/living room/diner which gives access to the first floor via a space saver staircase. There is a recently installed 'tilt and turn' upvc double glazed window that overlooks the neat front garden with views to open countryside to the south east. A door leads through to the galley style kitchen which has a good range of eye level and base level units. Thereafter, a rear hallway gives access to the rear garden. This also leads to a well-equipped and fully tiled family bathroom. The space saver staircase gives access to the first floor which has the two bedrooms to the front, both with recently fitted upvc double glazed windows and benefiting from views over open countryside to the south east. The property benefits from LPG central heating which is complemented by double glazing throughout. Externally, there is a low maintenance front garden which gives access to the front entrance porch. To the rear, a fully enclosed garden has a stepped patio area and a gravelled section with steps through to a laid to lawn area. There are raised borders of plants, shrubs and trees. There is a summerhouse come shed with a second shed behind. In terms of location, there are many local amenities in the village within short walking distance including two convenience stores, a Post Office, butchers, pharmacy and a public house. There is also a second public house nearby which is within a five 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.

Upvc front door with four decorative obscure double glazed panels leads to:

ENTRANCE PORCH

A triple aspect with upvc clear double glazed windows overlooking the front garden and aspect with views over open countryside to the south east. Wainscoating wood panelling and an obscure glazed casement door leads to:

LOUNGE/DINER

15'3" x 12'1" (4.65m x 3.70m)

Upvc tilt and turn window framed by exposed granite overlooking the front garden and aspect with south easterly views over open countryside. Built-in seat. Radiator and an electric coal effect fire inset into a fireplace with a raised slate hearth. Open joist ceiling, space saving open stairs to the first floor and a door to:

KITCHEN

14'10" x 6'1" (4.53m x 1.86m)

A galley style kitchen being fully tiled and fitted with a range of eye level and base level storage cupboards and drawers. Roll edge work surfaces, Amica free standing electric cooker and a built-in Electrolux extractor hood over. Radiator and a single stainless steel sink and drainer below a upvc double glazed window to the rear aspect. Door to:

REAR HALLWAY

Door opening to a full height storage cupboard. Upvc double glazed window overlooking the rear garden and aspect. Upvc door with an obscure double glazed panel opens to the rear garden. Step up into:

FAMILY BATHROOM

6'10" x 6'1" (2.09m x 1.87m)

With a sliding door and obscure glazed panels. Fully tiled with a low level wc and a wash hand basin with a tiled splash back. Bath with a tiled shelf and a Triton T70 electric shower over with a glass shower screen. Wall mounted towel radiator. Obscure glazed side window.

FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM 1

8'9" x 12'2" (2.68m x 3.73m)

Casement double glazed upvc window overlooking the front garden, aspect and open countryside to the south east set within a deep sill. Radiator.

BEDROOM 2

7'4" x 9'10" (2.25m x 3.01m)

Casement double glazed window overlooking the front garden, aspect and open countryside to the south east. Built-in storage cupboard housing a Worcester 241 Junior boiler.

OUTSIDE

To the front a pedestrian gate leads to the enclosed front garden with an S shaped pathway leads to the entrance porch. There is a raised gravelled area and a further raised border of mature shrubs. Outside light. The rear garden is accessed via the rear hallway with a coal bunker currently used for recycling bags. A stepped concrete patio leads to a raised gravel area and a laid to lawn area. There are raised borders of mature plants, shrubs and trees. A pathway leads to a summerhouse/shed with a further shed behind.

DIRECTIONS

Passing Redruth railway station on your right, continue up into Higher Fore Street and at the junction turn right. At the triangle turn left into St Day Road and at the roundabout proceed straight over towards St Day. Proceed down into the hamlet of Vogue and the property will be found on the left hand side as you ascend the hill.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

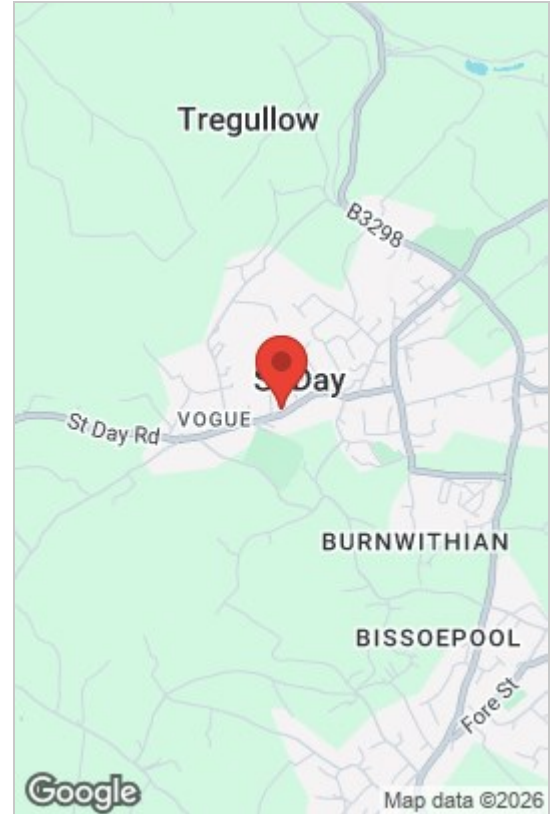
SERVICES

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

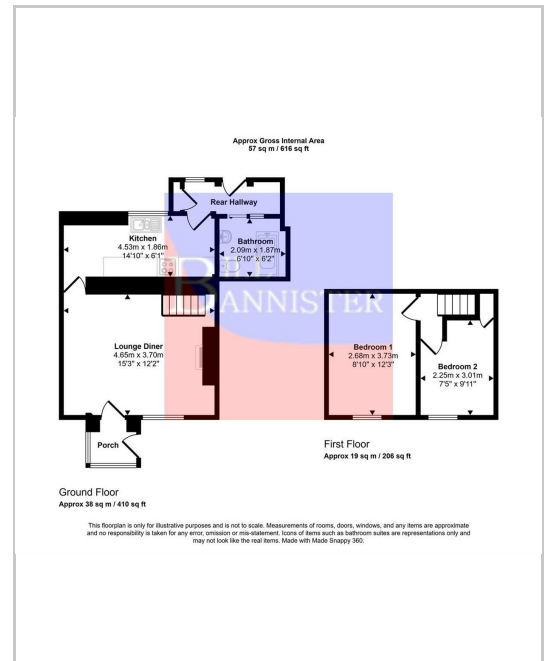
Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

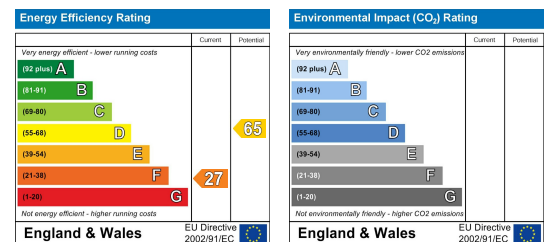
Area Map



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