

66 West End · Redruth · Cornwall · TR15 2SQ

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BILL BANNISTER

Sales & Lettings



33 Penhale Estate

Redruth, TR15 1HG

£195,950



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Situated on the edge of Redruth town, this modern terraced home benefits from double glazing and gas heating. There are two bedrooms to the front elevation, both having far reaching views down to St Ives Bay and surrounding countryside. There is a bathroom to the rear elevation and this has the addition of a fully tiled surround and a mains shower. To the ground floor there is an entrance porch with a door leading through to the lounge having stairs to the first floor with storage beneath. The kitchen/diner offers a range of base and eye level units, space for white goods and incorporates a double oven, a hob and a hood. Externally, communal parking is provided together with an open plan front garden. The enclosed rear garden has an excellent purpose built workshop/office with insulated walls, a pine ceiling, double doors and power connected. Behind this there is a good storage area. Immediately to the back of the house there is a further store shed for garden implements etc. Penhale Estate gives access to Redruth town, there is a convenience store and bus services close by as is the A30.

ENTRANCE PORCH

Double glazed door and an internal door to:

LOUNGE

17'2" x 10'1" (5.25m x 3.09m)

Stairs to the first floor with understairs storage. Radiator and an outlook to the front elevation.

KITCHEN/DINER

17'3" x 6'7" (5.27m x 2.01m)

Plenty of base units with storage facilities beneath, splash backs and a single drainer stainless steel sink unit. Complementary eye level cupboards and space for white goods. Integrated double oven, a hob and a hood. Door to the rear with a cat flap and a window overlooking the rear garden. Tiled floor.

FIRST FLOOR

BEDROOM 1

10'0" x 10'0" (3.05m x 3.06m)

Radiator and a very fine view.

BEDROOM 2

6'5" x 6'11" (1.98m x 2.13m)

Laminate flooring, a double cupboard and a shelf. A lovely view and a radiator.

LANDING

With loft access to a floored area with a light. Cupboard housing a Glow Worm gas fired combi boiler.

BATHROOM

6'6" x 6'7" (2.00m x 2.01m)

A white suite comprising a twin grip panelled bath plus a mains shower, a tiled surround and a screen. Enclosed wash hand basin with adjoining cupboards and a low level wc. Heated towel rail.

OUTSIDE

There is an open plan front garden with a pathway and a bin store. To the rear there is a patio area with a useful garden store and steps to a sitting out area taking full advantage of the afternoon and evening sun. Beyond this is a PURPOSE BUILT OUTBUILDING 4.68m x 2.45m (15'4 x 8') ideal as a hobbies room/office with double doors, a pine ceiling, double glazing and power connected. Behind this is a storage area.

DIRECTIONS

Leaving the A30 west bound at Redruth and Avers roundabout take the turning after Aldi into North Street. Turn left into Strawberry Lane and at the top you will see Penhale Estate. Sweep round to the right and the property is on the top 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, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



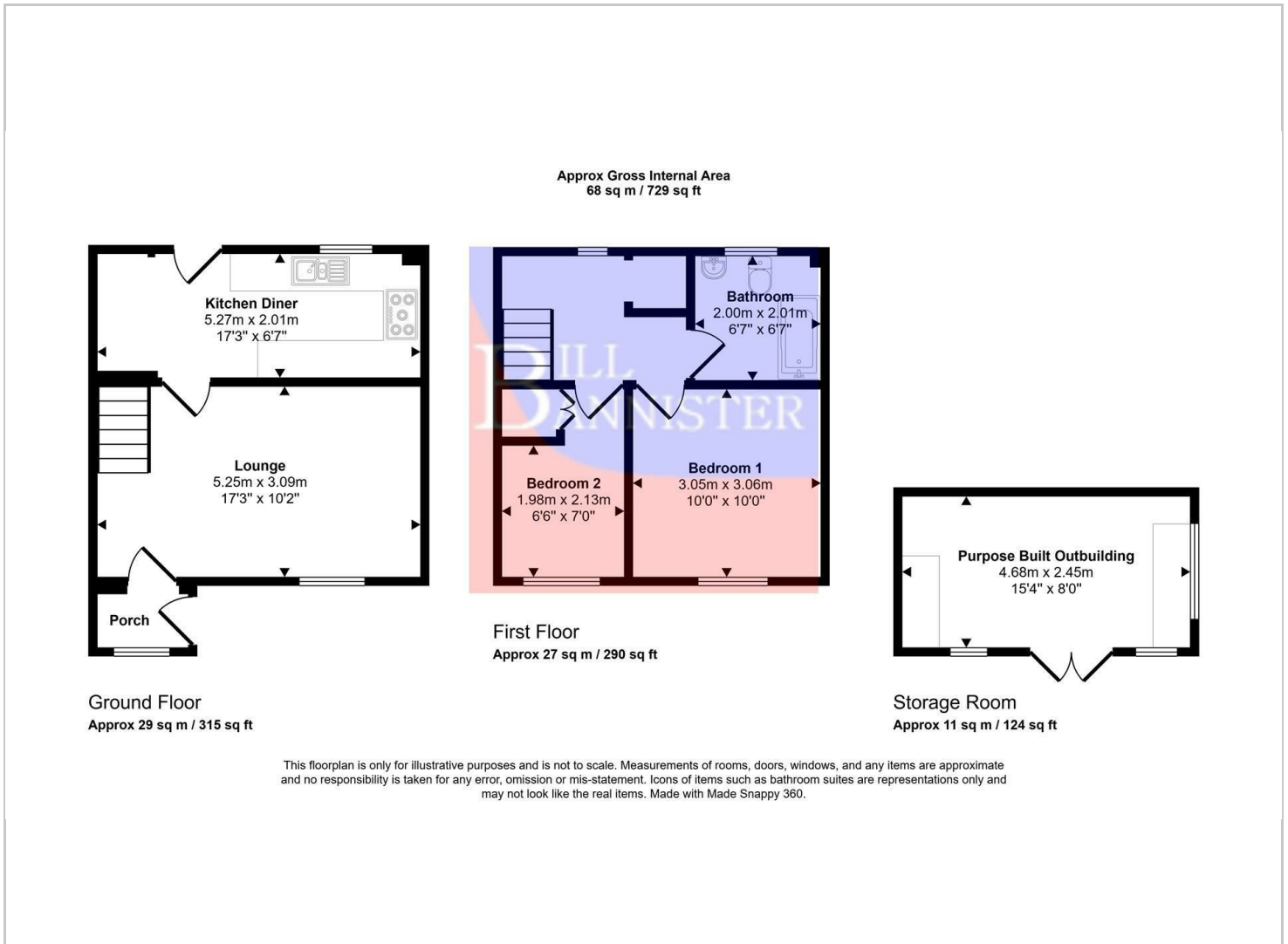
Hybrid Map



Terrain Map



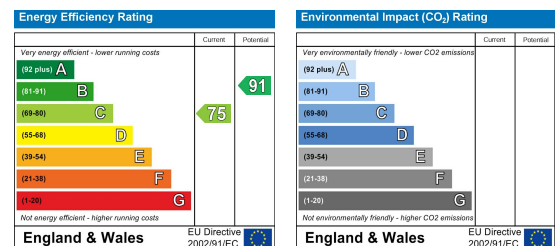
Floor Plan



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



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