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Sales & Lettings



## 10 Telegraph Street

St. Day, Redruth, TR16 5LY

**£164,950**



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We are delighted to bring to market this end of terrace, one bed roomed traditional Cornish cottage situated in the historic village of St Day and close to local amenities. Offered chain free, this home would be ideal for first time buyers or investment purposes, the property having been renovated to a high standard by the current vendor including a new kitchen, new internal doors and considerable investment in insulation, resulting in an improved EPC rating. On entry, there is a useful entrance vestibule before a door opens into a good sized lounge/living room/diner with a multi fuel burner on a slate hearth with a slate fireplace surround. A door with decorative glazing opens into the new fitted kitchen which includes gloss finished soft closing storage units, an integrated electric hob with an integrated oven and grill below and an integrated extractor hood above. There are straight edge worktops with matching upstands over two separate layouts, space and plumbing for both washing machine and dishwasher, space for a further undercounter appliance as well as further options to accommodate other appliances. To the first floor, there is a good sized bedroom to the front of the property, complemented by a partially tiled shower room with large enclosure. Externally, the property is accessed directly from the pedestrian pavement whilst to the rear, there is an enclosed courtyard area. A gate opens out onto a pedestrian pathway which leads to a gate into a shared access path. A separate gate opens into the 'secret' rear garden which is south east facing and a particular suntrap. The garden is primarily laid to shingle with mature borders, including a traditional high level wall, a good sized shed/workshop, a second 'middle' shed and a further leanto storage area. 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, in the hamlet of Vogue, St. Day, which is within 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.

Upvc front door with a half obscure double glazed panel opens to:

## **ENTRANCE VESTIBULE**

With a light and a high level services cupboard. Internal door opens to:

## **LOUNGE/DINER**

Upvc double glazed window overlooking the front aspect. Multi fuel burner set on a slate hearth within a slate fireplace surround. Stairs to the first floor. Dimplex Quantum storage heater. Door with a half decorative glazed panel opens to:

## **KITCHEN**

New fitted kitchen with gloss finished soft close doors and drawers. Range of eye level storage cupboards and base level storage cupboards and a single drawer. Straight edge work surfaces with matching upstands. Integrated Lamona electric hob with an integrated oven and grill below. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear courtyard and aspect. Space and plumbing for a washing machine and dishwasher. Space for further white goods. Upvc obscure double glazed window to the side aspect. A mains smoke alarm and a Dimplex Quantum storage heater.

## FIRST FLOOR

### LANDING

Upvc double glazed window behind a deep slate sill overlooking the rear aspect. Loft access hatch and a mains smoke alarm.

### BEDROOM

Upvc double glazed window overlooking the front aspect. Dimplex Quantum storage heater. Door opens to a full height storage cupboard housing a hot water cylinder.

### SHOWER ROOM

Partially tiled with a low level wc and a wash hand basin. Large shower enclosure with a Mira Vie electric shower and sliding glass door entry. Wall mounted towel radiator below a upvc obscure double glazed window to the rear aspect set behind a deep sill. High level wall mounted Consort pull cord electric heater. Envirovent Silent 100 extractor fan.

### OUTSIDE

The door from the kitchen leads out to a small courtyard area with an external tap. A gate opens to a public footpath leading to a gate to a shared access pathway. A further gate and archway opens to a south east facing fully enclosed rear garden with a LARGE SHED / WORSKHOP 3.52m x 2.29m (11'7 x 7'6) , a further shed and a lean-to storage area. The rear garden is primarily laid to shingle with a high walled border to one side and mature borders of hedging, shrubs, plants and trees.

## 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 into Vogue and up the hill into the village. Turn left opposite the Post Office into Telegraph Street and the property will be found on the right hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

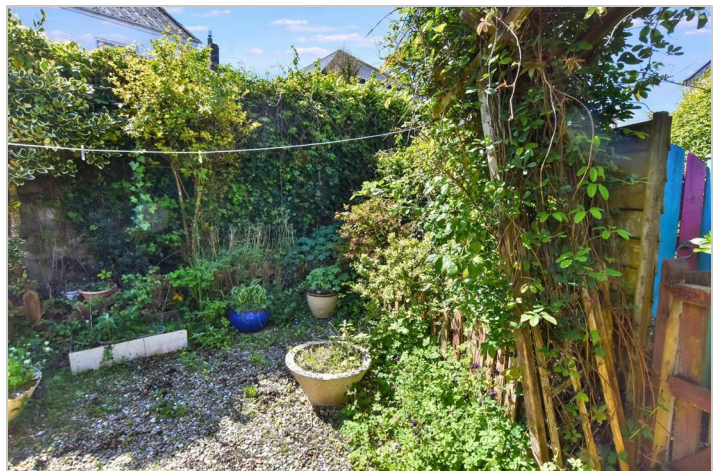
## SERVICES

Mains drainage, mains water, mains electricity and electric storage heaters.

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

Mobile signal -

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



## Road Map



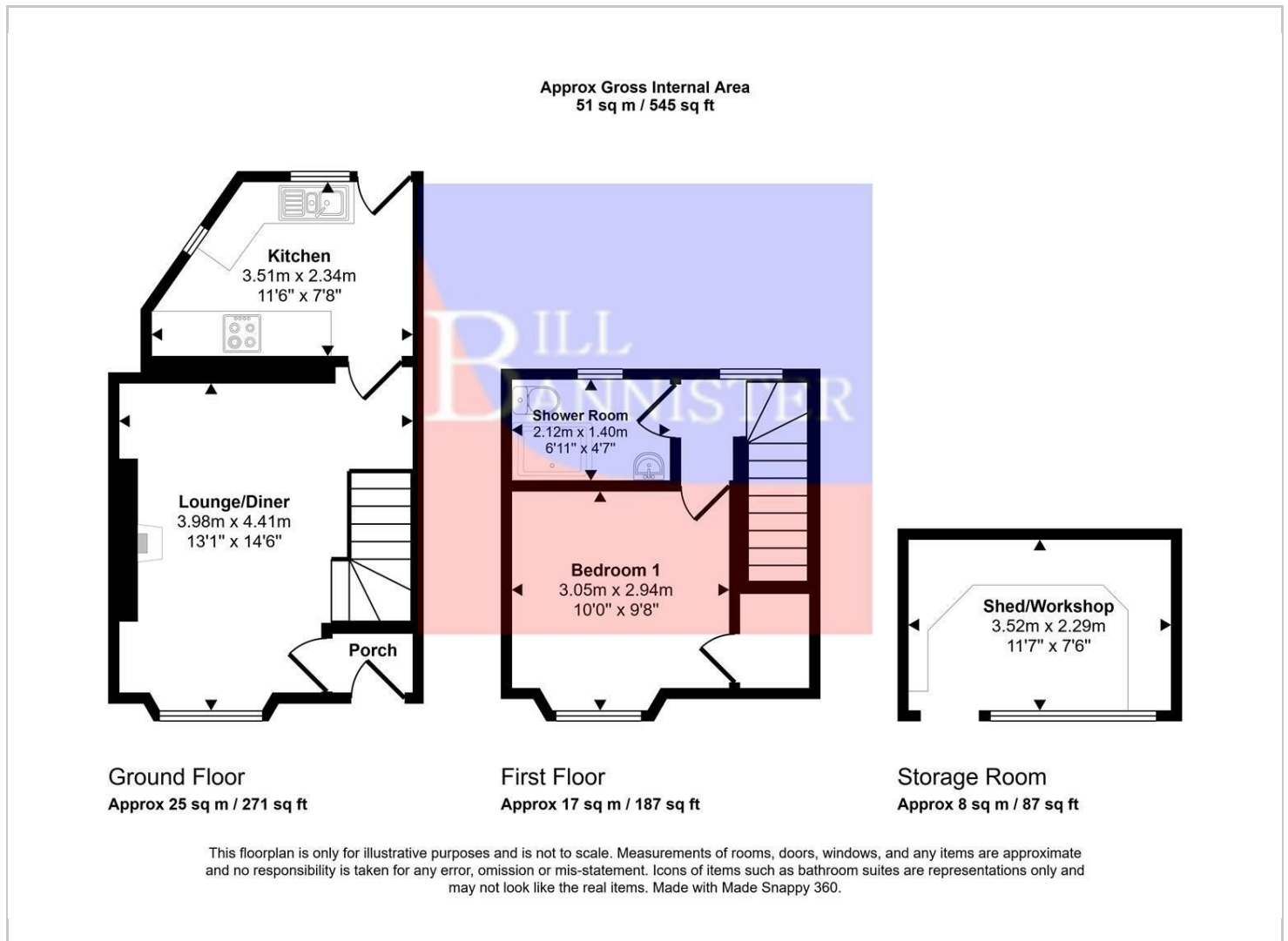
## Hybrid Map



## Terrain Map



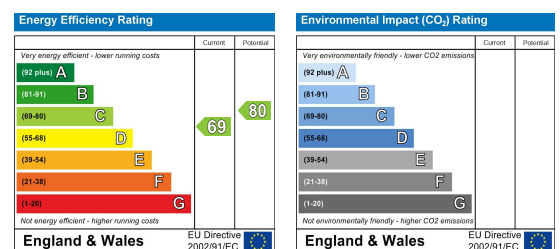
## Floor Plan



## 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.