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**BILL
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Sales & Lettings



32B Blights Row

Redruth, TR15 1JL

£169,950

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Blights Row is a popular location within a level walk of the bottom of the town and this terraced home is well presented by the vendor. The property has recently been updated with an electric heating system. Double glazing is provided and to the front there is a communal entrance with the next door property. Two bedrooms are provided and in our opinion are a quite good size and there is a ground floor shower room with a corner shower cubicle. The lounge focuses on a fire surround with two alcoves and there is a deep recess useful for storage. The kitchen has a good range of units and includes an oven, hob and hood. The property has recently been re-carpeted and has replacement vinyl flooring. Venetian blinds are also included in the sale. Externally there is a rear garden with decking leading to a concrete area with an outbuilding and then on to a gravelled area with some flower borders. In terms of location, the property is close to Redruth town centre and within a ten minute walk to Redruth main line railway station, as well as access to local bus services, local shops and amenities all within a similar distance. Further afield, Portreath Beach is within a fifteen minutes drive, as are Tehidy Country Park and Tehidy Golf Club. Gwithian beach is just under twenty five minutes away by car. Many other local towns, beaches and attractions are also nearby.

ENTRANCE HALL

Shared with the next door property.

LOUNGE

9'10" x 11'8" (3.02m x 3.57m)

Tiled fire surround and hearth flanked by alcoves, one with a small cupboard. Both the chimney breast and two alcoves have been covered with stripped wood to create a focal point. There is a deep recess ideal for storage.

KITCHEN

10'4" x 10'0" (3.16m x 3.06m)

Single drainer composite sink unit, working surfaces with splash backs and space for white goods. Inset electric oven, hob and extractor hood above. Stairs to the first floor and spot lighting.

REAR HALL

Door to the outside.

SHOWER ROOM

5'0" x 8'7" (1.54m x 2.64m)

Corner shower cubicle with an electric shower and a curved door. Wash hand basin with a cupboard beneath and a mirror above. Low level wc. Two windows, spot lighting and a ladder radiator.

FIRST FLOOR

BEDROOM 1

9'6" x 12'0" (2.90m x 3.66m)

Triple wardrobe and an electric heater.

BEDROOM 2

10'8" x 7'10" (3.27m x 2.41m)

Double wardrobe and an electric heater.

LANDING

Airing cupboard and a storage cupboard.

OUTSIDE

To the front a door leads to a communal pathway leading down to the rear garden. To the rear there is a raised decking area leading to a concreted space with a useful tool shed. Beyond this is an area of gravel leading to the rear with a range of shrubs and bushes.

DIRECTIONS

From our office in Redruth proceed into Chapel Street and turn right into Nettles Hill. Take the first left into Blights Row and the property will be found near the end on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

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

Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



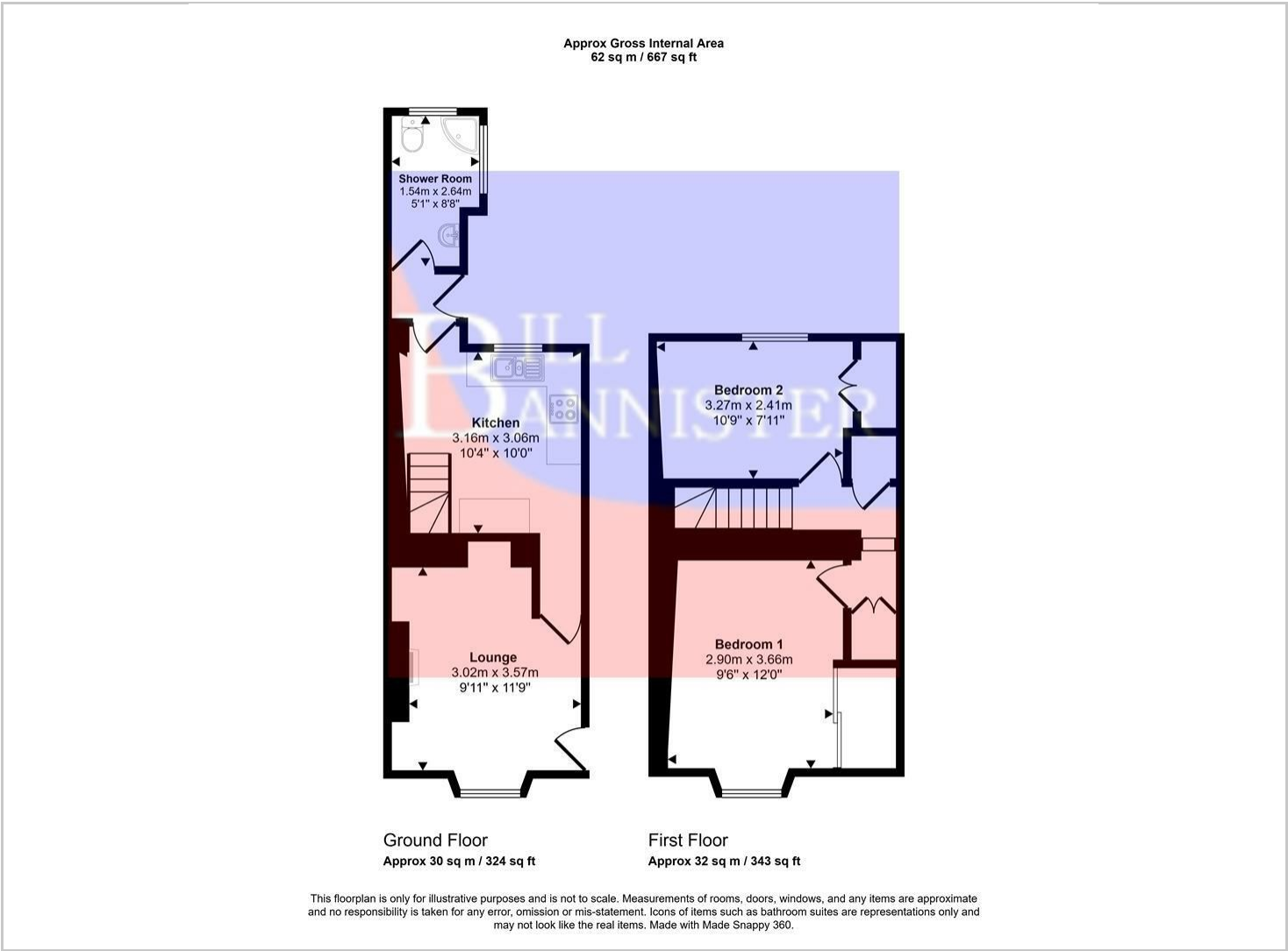
Hybrid Map



Terrain Map



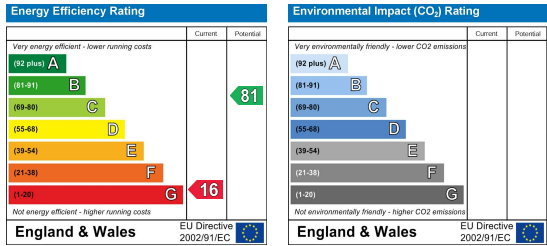
Floor Plan



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.