66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333
e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER
Sales & Lettings



36 Raymond Road

Redruth, TR15 2HE

£249,950

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This property has in recent years been the subject of extensive and considerable improvement. There are three bedrooms and from the first floor side and rear elevations there are fantastic views from St Ives Bay all the way across to St Agnes on a clear sunny day. The property has a lounge and a generously proportioned kitchen/diner with a good range of units. To the first floor there are three bedrooms and a refurbished bathroom. Heating is via electric radiators complemented by double glazing with the three front windows having sash units. Floor coverings have been replaced for the most part and we are informed that work has been carried out to both the plumbing and electrics. Externally there is a low maintenance area to the front with a gate and steps to the replacement front door. The rear garden is quite compact with grass and a patio area. The owner also has a further piece of ground behind this and may be interested in selling it with a price to be agreed between both parties.

Raymond Road is a popular area and is within just several hundred yards of Victoria Park with its bowling green and extensively stocked grounds. The town is within approximately a quarter of a mile distant. The property is offered with the benefit of no onward chain.

ENTRANCE HALL

A replacement upvc front door.

HALLWAY

Focal staircase to the first floor with storage beneath.

LOUNGE

10'6" x 12'6" (3.22m x 3.83m)

With a two thirds height glass wall between the lounge and hallway giving much light and brightness. Focal point dummy fireplace, a Quantum heater and a pine floor. Further electric heater.

KITCHEN/DINER

15'3" x 13'5" (4.67m x 4.09m)

Small pane glazed door. Single drainer sink unit with a mixer tap and a good array of working surfaces having cupboards and drawers beneath. Space for white goods and complementary eye level units. Airing cupboard housing a hot water cylinder. Part double glazed door to the rear and patio doors to the side garden.

FIRST FLOOR

BEDROOM 1

9'3" x 13'10" (2.84m x 4.23m)

Dual aspect windows with far reaching views. Electric radiator.

BEDROOM 2

8'11" x 13'4" (2.72m x 4.07m)

Window to the front with a sliding sash window and a conventional window to the side with views. Electric radiator.

BEDROOM 3

5'11" x 8'3" (1.82m x 2.54m)

Sliding sash window to the front and an electric radiator.

BATHROOM

6'7" x 9'8" (2.01m x 2.96m)

Panelled bath with a tiled surround, an electric shower and a screen. Pedestal wash hand basin with a splash back and a medicine cabinet above. Low level wc, heated towel rail and a tiled floor.

OUTSIDE

To the front there is a pedestrian gate and steps to the front door. There is an enclosed area to the side of the pathway and side access. The rear garden is compact

and laid to lawn with new interwoven panel fencing to the rear and a courtyard with a tap. Beyond this is an area of land and the vendor has been in touch with the planners concerning it. He may be open to accepting an offer from the purchaser of number 36 which would then give vehicular access.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and take the first turning left into Station Hill. At the lights turn right under the iron bridge and then take the second left by St Andrews Church into Heanton Terrace. At the crossroads proceed straight over into Raymond Road and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 7 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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









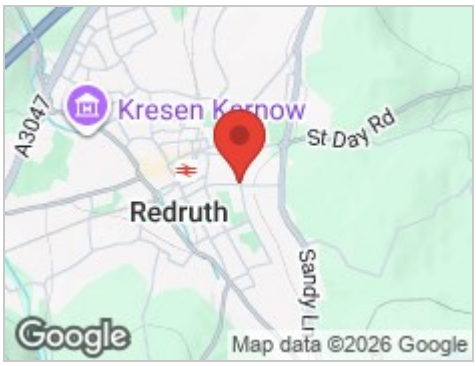
Road Map



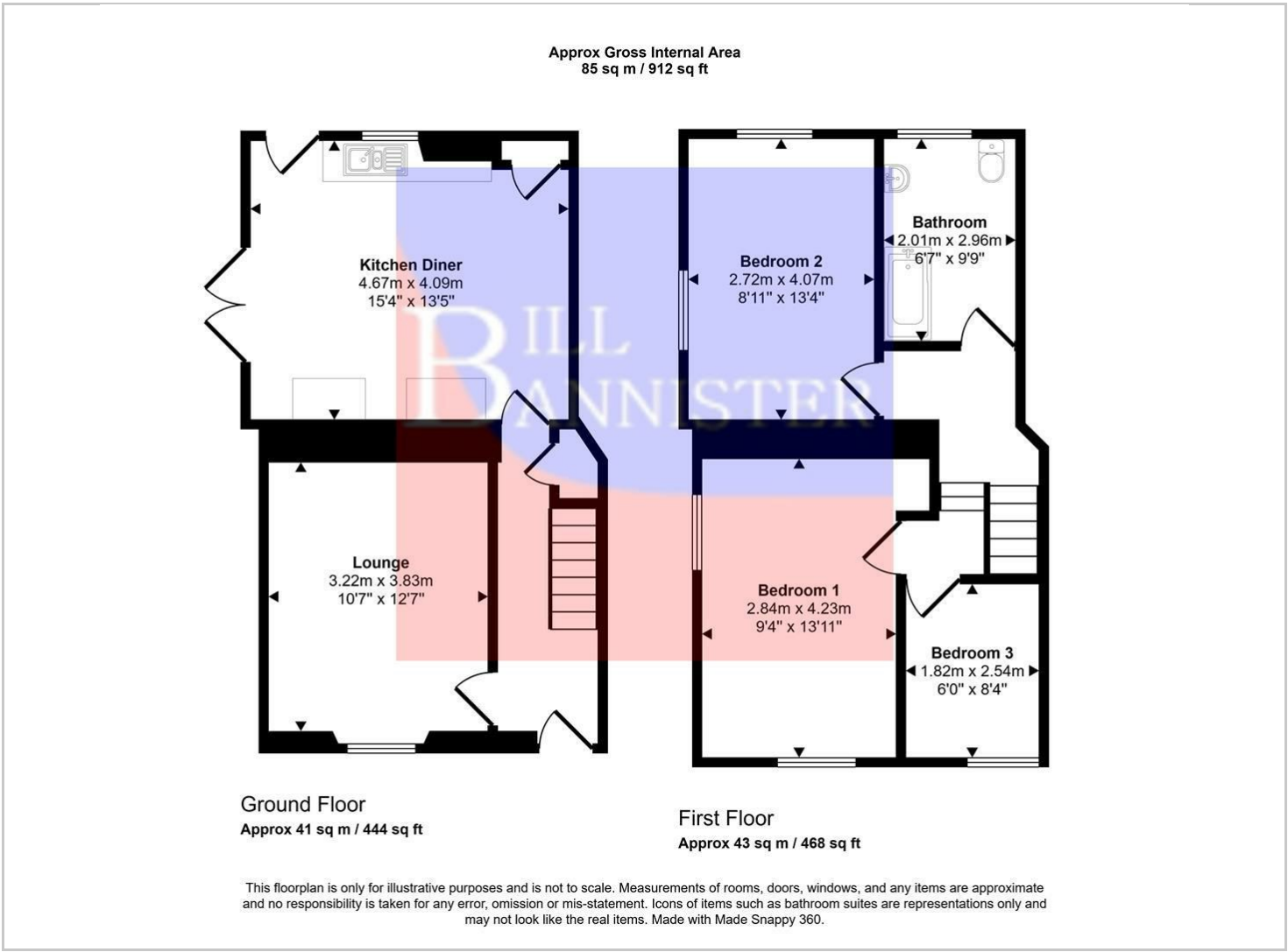
Hybrid Map



Terrain Map



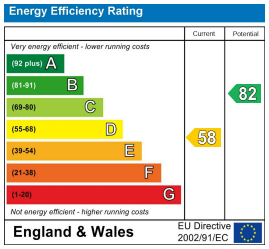
Floor Plan

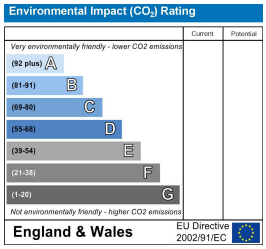


Viewing

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