

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## 51 South Park

Redruth, TR15 3AW

**£239,950**



Offered for sale with no onward chain, this beautifully presented modern end terraced house offers family sized living accommodation and benefits from three bedrooms, a lounge, a well fitted kitchen/diner and a first floor family bathroom. The property has gas fired heating and this is complemented by small pane effect double glazing throughout. Externally there is an enclosed lawned front garden and a courtyard style garden with steps leading up to a single garage with a the bonus of a dedicated parking space.



Situated in this popular residential development giving easy access to the A30 and Redruth town, this modern end terraced house is immaculately presented by the owner and overlooks a green open space to the front. An entrance porch leads through to a good sized lounge with gas fire set in a wooden fire surround. This leads to a lovely fitted kitchen/diner with integrated appliances and the dining area has patio doors out to the enclosed rear courtyard style garden. To the first floor there are three bedrooms together with a family bathroom. The property is double glazed throughout and this is complemented by gas fired heating. Externally the lawned front garden overlooks the public open space and there is a well enclosed rear courtyard style garden. There is also the bonus of a single garage and a dedicated parking space. Redruth town is within approximately half a mile offering shopping facilities, schooling, cafes, a cinema, a mainline railway station with links to London Paddington and bus services.

Upvc front door with double glazed decorative panels leads to:

#### ENTRANCE PORCH

Upvc double glazed casement window overlooking the front garden and aspect. Radiator and an internal door to:

#### LOUNGE

17'10" x 13'3" (5.44m x 4.04m)

Upvc double glazed casement window overlooking the front garden, aspect and a public open space. Living flame gas fire set in wood fireplace with a granite hearth. Two radiators, smoke alarm and stairs leading to the first floor with an understairs storage cupboard having lighting and power. Door to:

#### KITCHEN/DINER

18'0" x 8'5" (5.51m x 2.57m)

Fitted with a range of eye level and base level storage cupboards and drawers with straight edge solid oak work surfaces with tiled splash backs. Zanussi built-in hob with a Zanussi extractor hood above. Zanussi double oven and grill, integrated dishwasher and a single stainless steel sink and drainer below a upvc double glazed window overlooking the rear courtyard garden. Radiator and upvc double glazed patio doors overlooking the rear courtyard garden.

#### FIRST FLOOR

##### LANDING

Loft access hatch, storage cupboard with hanging space and a full height cupboard housing a hot water cylinder and slatted shelving space.

##### BEDROOM 1

8'3" x 12'2" (2.54m x 3.72m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator below. Built-in wardrobe with hanging space and two built-in storage cupboards above.

##### BEDROOM 2

9'7" x 9'4" (2.94m x 2.86m)

Upvc double glazed casement window overlooking the front garden and public open space with a radiator below.

##### BEDROOM 3

8'2" x 6'7" (2.49m x 2.02m)

Upvc double glazed casement window overlooking the front garden and public open space with a radiator below. Built-in high level single bed with storage cupboards behind.

##### FAMILY BATHROOM

7'0" x 5'4" (2.14m x 1.65m)

Fully tiled bathroom with a low level wc having a built-in cistern and a wash hand basin set in a vanity unit. Mirrored medicine cabinet with wall mounted towel radiator below. High level obscure double glazed window to the rear aspect. Bath with a Triton Enrich electric shower over. Electric fan.

#### OUTSIDE

To the front there is a fully enclosed primarily laid to lawn garden with a gravel border of mature bushes and plants. A footpath and step leads to the front door. To the rear there is a GARAGE 3.16m x 5.27m (10'4 x 17'3) with an up and over door, lighting and power. Steps lead down to the rear courtyard garden where there is a shed, a low maintenance patio area and a border of mature plants. This area is fully enclosed and above the garden there is a water butt that supplies an external tap at the rear which also supplies the next door property. There is also a further outside tap.

#### DIRECTIONS

From our office in Redruth proceed up West End, over the mini roundabout and take the next turning left into South Park. Bear round to the right and proceed to the bottom where number 51 will be found ahead of you.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

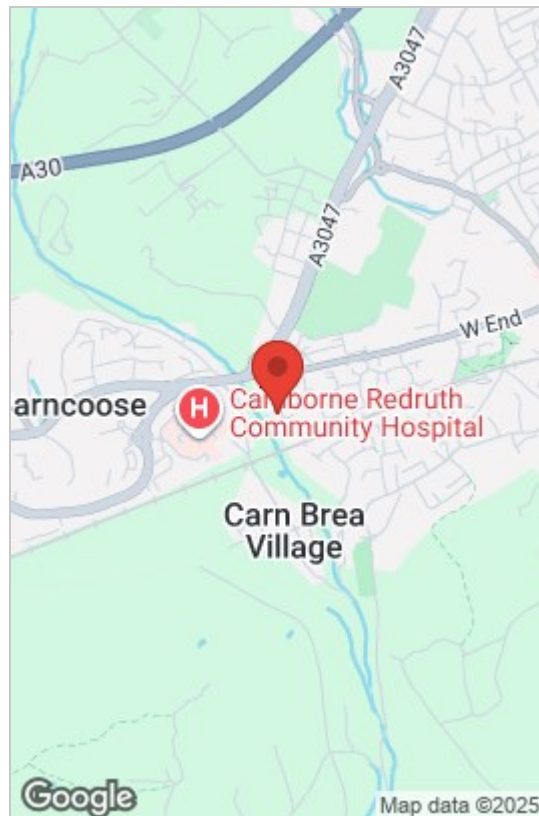
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 13 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

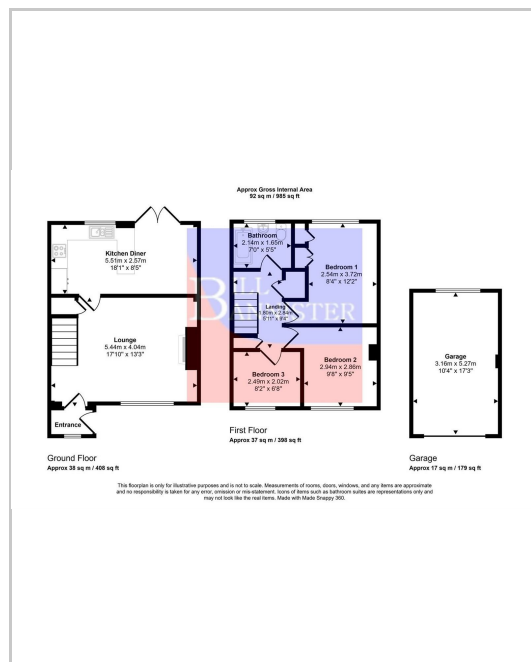
Mobile signal -

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

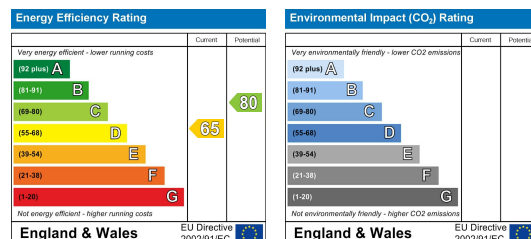
## Area Map



## 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.