

66 West End · Redruth · Cornwall · TR15 2SQ

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Sales & Lettings



16 Station Road

Pool, Redruth, TR15 3DX

£215,000



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We are very pleased to bring to market this three bedroomed end of terrace property that offers a very convenient location with nearby connections to a whole host of local amenities including schools and as such, would make an ideal first property purchase. On entry, there is a separate hallway and from here, a door opens into an open plan lounge/living room/dining area which in turn gives access to the kitchen. The fitted kitchen has a good range of storage options including a glass fronted eye level display cupboard along with space and plumbing for both a washing machine and dishwasher. The rear garden is accessed from the kitchen. Stairs to the first floor lead to a split level half landing with switchback stairs onto the full landing where one can access the three bedrooms whilst another set of stairs gives access to the converted loft room. The first bedroom is to the rear of the property and has the added benefit of a built-in wardrobe with full length sliding mirrored doors. The remaining two bedrooms are positioned at the front of the property. Complementing the bedrooms is a partly tiled family bathroom with an electric shower over the bath. Externally, access to the front door is immediately from the pedestrian pavement. The rear garden is accessed from the kitchen but there is also access via a pathway to the side of the property. This pathway is shared, giving the next two properties down access to the front. Steps lead up to a split level garden with a front patio and there is also a split level laid to lawn area with mature borders all round. In terms of the location, street parking can be found nearby and there are several major supermarkets within walking distance or alternatively through a short drive. There are also nearby schools, including the local academy which is within a ten minute walk or two minute drive. The local leisure centre is within a five minute walk and the local health centre is opposite the property. Further afield, Camborne and Redruth town centres are equidistant. In addition, the property is close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park & Golf Course in around ten minutes by car. Also, within proximity, are several North Cornwall coastal towns including Portreath which is a mere eight minutes or so by car. Furthermore, other

surrounding beaches and local attractions can also be found nearby.

Door with a half obscure double glazed panel opens to:

HALLWAY

Radiator and stairs to the first floor.

OPEN PLAN LOUNGE/DINER

12'0" x 10'4" + 12'4" x 11'5" (3.67m x 3.16m + 3.76m x 3.50m)

Upvc double glazed bay window overlooking the front aspect. Wooden decorative fireplace with a tiled hearth. Open access storage area housing the boiler. Second open access storage area. Door opens to an understairs storage cupboard. Radiator.

KITCHEN

17'2" x 6'5" (5.24m x 1.98m)

Fitted with a range of eye level storage cupboards including glass fronted cupboards with decorative glass panes and base level storage cupboards and drawers. Integrated electric hob and an integrated Hygena double oven and grill. Door with a half double obscure glazed panel leads out to the rear garden and patio/pathway. Roll edge work surfaces with tiled splash backs. Space and plumbing for a washing machine and dishwasher. Upvc double glazed window overlooking the rear garden. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Space for a tall fridge/freezer and a radiator.

FIRST FLOOR

HALF LANDING

LANDING

BEDROOM 1

8'6" x 11'11" (2.60m x 3.64m)

Radiator and a upvc double glazed window overlooking the rear garden and aspect. Built-in wardrobe with sliding mirrored doors.

BEDROOM 2

10'4" x 11'2" (3.16m x 3.41m)

Upvc double glazed bay window overlooking the front aspect set behind a deep sill. Radiator.

BEDROOM 3

5'8" x 8'1" (1.73m x 2.48m)

Radiator below a upvc double glazed window overlooking the front aspect.

FAMILY BATHROOM

6'11" x 6'4" (2.13m x 1.95m)

Partially tiled with a low level wc and a wash hand basin. Bath with a Redring electric shower over. Radiator below a upvc double glazed window to the rear aspect.

Stairs lead to:

LOFT ROOM

16'11" x 13'2" (5.16m x 4.03m)

Wall mounted electric heater and doors opening to eaves storage at the back and front.

OUTSIDE

To the rear a door from the kitchen leads out to an access pathway shared with two other properties. This leads to the side and front of the property. Steps lead up to a split level raised rear garden with a patio area. Steps then lead up to a laid to lawn area with a mature walled hedge top border to one side, a hedged rear border and a fir tree lined mature border to the right. This lawn is also split level towards the back and there are raised planting features.

DIRECTIONS

From our office in Redruth take the main road towards Camborne passing Morrisons on the right and down to the double mini roundabouts at Pool. Turn left at the first roundabout into Station Road 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 mains gas heating.

Broadband highest available download speeds - Standard 2 Mbps, Superfast 58 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



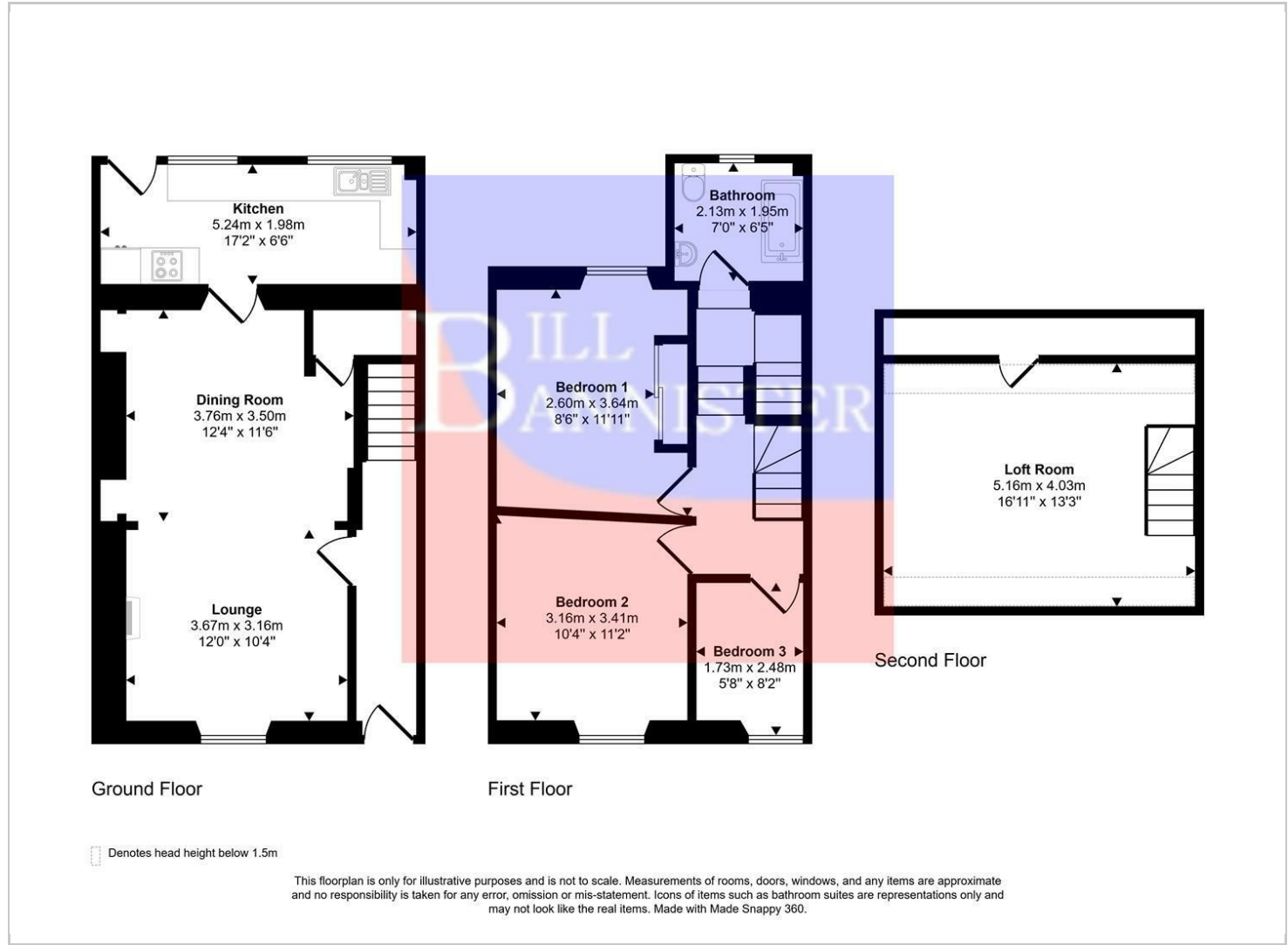
Hybrid Map



Terrain Map



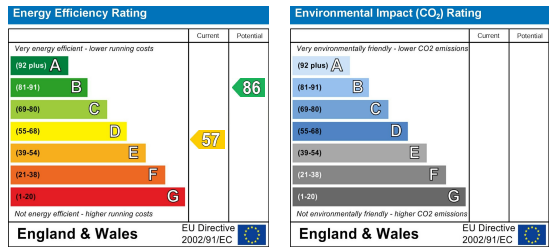
Floor Plan



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