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BILL BANNISTER
Sales & Lettings



Flat 1 Carbis Court

Redruth, TR15 1DR

£99,500

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£99,500







Coming to market is this one bedroomed first floor flat, an ideal first home purchase or as an investment opportunity. With excellent off road parking and a very convenient position relative to Redruth town, the property offers good additional ground floor storage. An external staircase leads to an external door that opens into a 'rear' double aspect half brick UPVC conservatory. Thereafter, an internal door opens into a very useful entrance porch. From here, a further internal door accesses an inner hallway which links to the lounge/living room with a wall mounted gas fire. Open access is given to the kitchen which has a range of storage units and drawers, all with built-in handles. A full height storage cupboard houses a Worcester boiler which is approximately three years old. Returning to the lounge, access is given to the bedroom which in turn links the bathroom which has an electric shower over the bath.

Externally, there is a large hard standing driveway with parking for at least three vehicles with a rear laid to gravel area and two garden sheds. A pathway leads to the aforementioned [two part] storage room which is initially accessed via an up and over garage style door. An internal door opens into the second part which has plumbing and space for a washing machine together with a work bench.

In terms of location, the property is within a short walking distance of both a supermarket and a public house. Redruth Rugby club as well as Redruth town centre are also within walking distance. In the town itself, you will find a range of independent retailers, chain stores and a good range of cafes along with public houses, a cinema and also 'The Buttermarket', a vibrant food hall and social meeting venue. There are a number of nearby schools and Redruth main line railway station, where you can access London amongst other destinations, is just over half a mile and can therefore be reached on foot or via a short drive. In the same area, there is access to local bus services. Further afield, Portreath Beach is under a fifteen minute drive, as are Tehidy Country Park and Tehidy Golf Club. Godrevy and Gwithian beaches are just under twenty five minutes away by car. Many other local towns, beaches and attractions are also nearby and accessible; including via public transport.

External steps lead up to a upvc front door with a half clear double glazed panel opening to:

REAR CONSERVATORY
12'4" x 3'8" (3.76m x 1.13m)

Double aspect with half brick and upvc double glazed windows. Single glazed window looking into the living room. Baxi Brazilia gas heater. Wood framed internal door with a half single glazed panel opens to:

SECONDARY ENTRANCE PORCH

Upvc double glazed window overlooking the rear aspect and garden. Wood framed internal door with a half obscure glazed panel opens to:

INNER HALLWAY

Radiator below a wood framed window looking in to the bedroom.

LOUNGE
9'9" x 12'7" (2.99m x 3.84m)

Radiator below a wood framed single glazed window looking back into the conservatory. Wall mounted Flamenco gas fire with a tiled surround. High level obscure glazed window to the bedroom. Open access to:

KITCHEN
9'11" x 7'2" (3.03m x 2.19m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with built-in handles. Roll edge work surfaces and space for a gas cooker. Single stainless steel sink and drainer below a upvc double glazed window overlooking the front aspect. Door opens to a full height storage cupboard housing a Worcester boiler with additional shelved storage.

BEDROOM
6'2" x 10'4" (1.90m x 3.17m)
Wood framed clear glazed window looking back into the inner hallway. High level obscure glazed window to the living room.

BATHROOM
6'1" x 5'4" (1.87m x 1.65m)
Low level wc and a wash hand basin with a tiled splash back. Bath with a MX Duo electric shower over and tiled splash back. Hinged glass shower screen. Radiator and a upvc obscure double glazed window to the front aspect.

OUTSIDE
To the front a hard standing driveway provides parking for at least three vehicles with a block walled border to one side. This leads to a laid to gravel area with two garden sheds and a traditional walled rear border. A pathway leads to a GROUND FLOOR STORAGE ROOM 2.43m x 2.10m + 2.41m x 1.26m (8' x 6'11 + 7'11 x 4'2) in two separate parts with an up and over door, lighting and power. An internal door opens to the second part of the storage room with space and plumbing for a washing machine, a wood framed single obscure glazed window to the side aspect, a work bench and an eye level storage cupboard.

DIRECTIONS
From our office in Redruth proceed along Chapel Street, into Foundry Row and then take the second turning right by the traffic lights into Plain-An-Gwarry. Take the first left turning into Treleigh Terrace and Carbis Court is the first left just past the garages. The property is immediately on the right, identified by our for sale board and a long driveway adjacent to another garage block with the flat one of those above the garages.

AGENTS NOTE
TENURE: Leasehold - 999 year lease commenced 1/3/1974.

COUNCIL TAX BAND: A.

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

Broadband highest available download speeds - Standard 14 Mpbs, Ultrafast 1000 Mpbs (sourced from Ofcom).

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









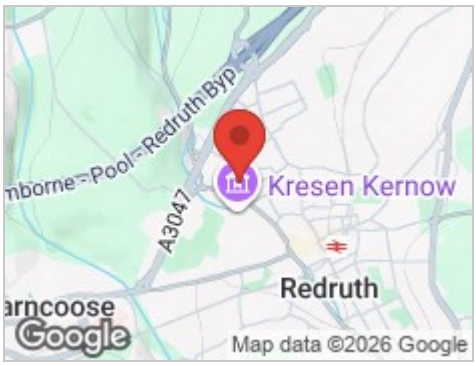
Road Map



Hybrid Map

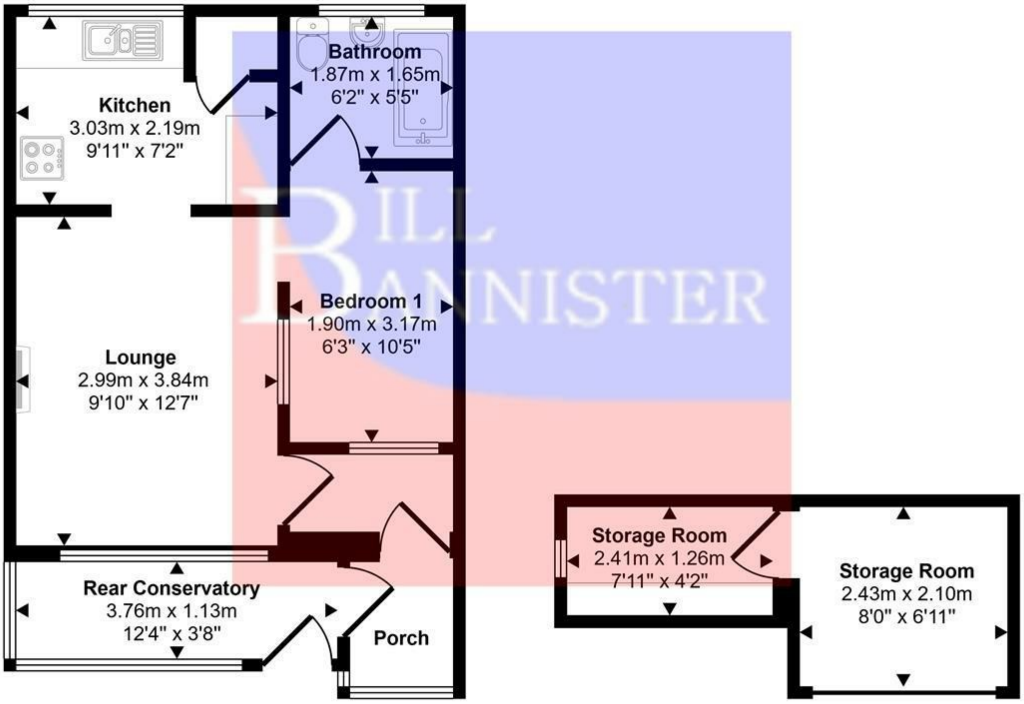


Terrain Map



Floor Plan

Approx Gross Internal Area
47 sq m / 506 sq ft



Floorplan
Approx 39 sq m / 415 sq ft

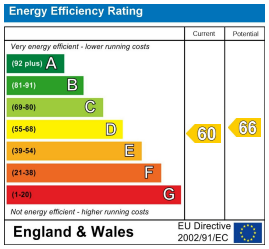
Outbuilding
Approx 9 sq m / 92 sq ft

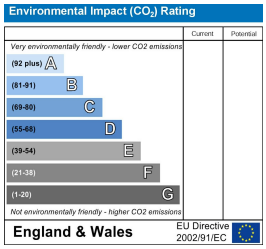
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.