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BILL BANNISTER
Sales & Lettings



58 Southgate Street

Redruth, TR15 2NB

£235,000

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Set back from the road with a small area to the front, this terraced house is situated in a popular residential road on the Falmouth side of Redruth. Three bedrooms are on offer together with a lounge, a kitchen/diner and a family bathroom. It is double glazed for the most part with partial gas central heating. The property also has a Drimaster and for the most part there is pine flooring with laminate flooring in the hallway and kitchen. Externally to the rear there is a useful outbuilding with space for white goods and steps lead to three areas of garden, the lower part being a patio and a further two areas being well stocked and thoughtfully tended. There is a lane to the rear and a pedestrian gate is provided.

In terms of location, there is a Co-op convenience store and a fish and chip shop with a restaurant within walking distance. The centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can be reached on foot in around ten minutes or so or via a short drive. The main line railway station in the town, where there are also bus services to Truro, Falmouth and other destinations, is also accessible being within a similar distance. Further afield, Portreath Beach can be accessed in around fifteen minutes as can Tehidy Country Park and Tehidy Park Golf Club. The main A30 trunk road is just over one mile distant. There are also many other local towns and beaches which are conveniently accessible.

ENTRANCE VESTIBULE

With a large doormat.

LOUNGE

11'5" x 12'3" (3.50m x 3.75m)

There is a fireplace (the vendor informs us this will need a flue liner) and this is flanked by an alcove housing the consumer unit. Laminate flooring and a radiator.

KITCHEN/DINER

14'6" x 9'10" (4.44m x 3.02m)

One and a half bowl stainless steel sink unit, working surfaces with cupboards and drawers beneath plus space for white goods. Eye level cupboards with down lighters. In addition to the Range cooker there is also a fridge/freezer. Double doors to the rear and a single glazed sash window to one corner.

FIRST FLOOR

BEDROOM 1

9'0" x 10'4" (2.76m x 3.17m)

Views from the front elevation.

BEDROOM 2

9'1" x 7'10" (2.78m x 2.41m)

Views from the front elevation.

BEDROOM 3

4'9" x 9'7" (1.45m x 2.94m)

Window to the rear.

LANDING

Radiator, loft access hatch and a Drimaster.

BATHROOM

5'1" x 11'4" (1.57m x 3.47m)

Airing cupboard housing a Glow Worm gas combi boiler. Panelled bath with a tiled surround, a shower and a screen. Pedestal wash hand basin and a low level wc. Second loft access hatch. Single glazed window to the rear.

OUTSIDE

Granite gate posts lead to a path and the front door via steps plus a small area of garden. To the rear there is a pathway where number 58 has a right of way from

number 56. We are told that number 60 has a right of way but the vendor has informed us that in the 26 years they have been there this has not been used. There is a useful SHED (3.48m x 1.77m) with space for white goods. Step leads to a patio taking advantage of the sunshine. Beyond this there are two areas which have been well cultivated and thoughtfully looked after by the vendors. There is a pedestrian gate to the rear leading to a lane with vehicular access.

DIRECTIONS

From our office in Redruth proceed along Penryn Street, under the viaduct into Falmouth Road and all the way up to the traffic lights. Proceed straight over into Southgate Street and number 58 will be found on the left hand side.

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 15 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



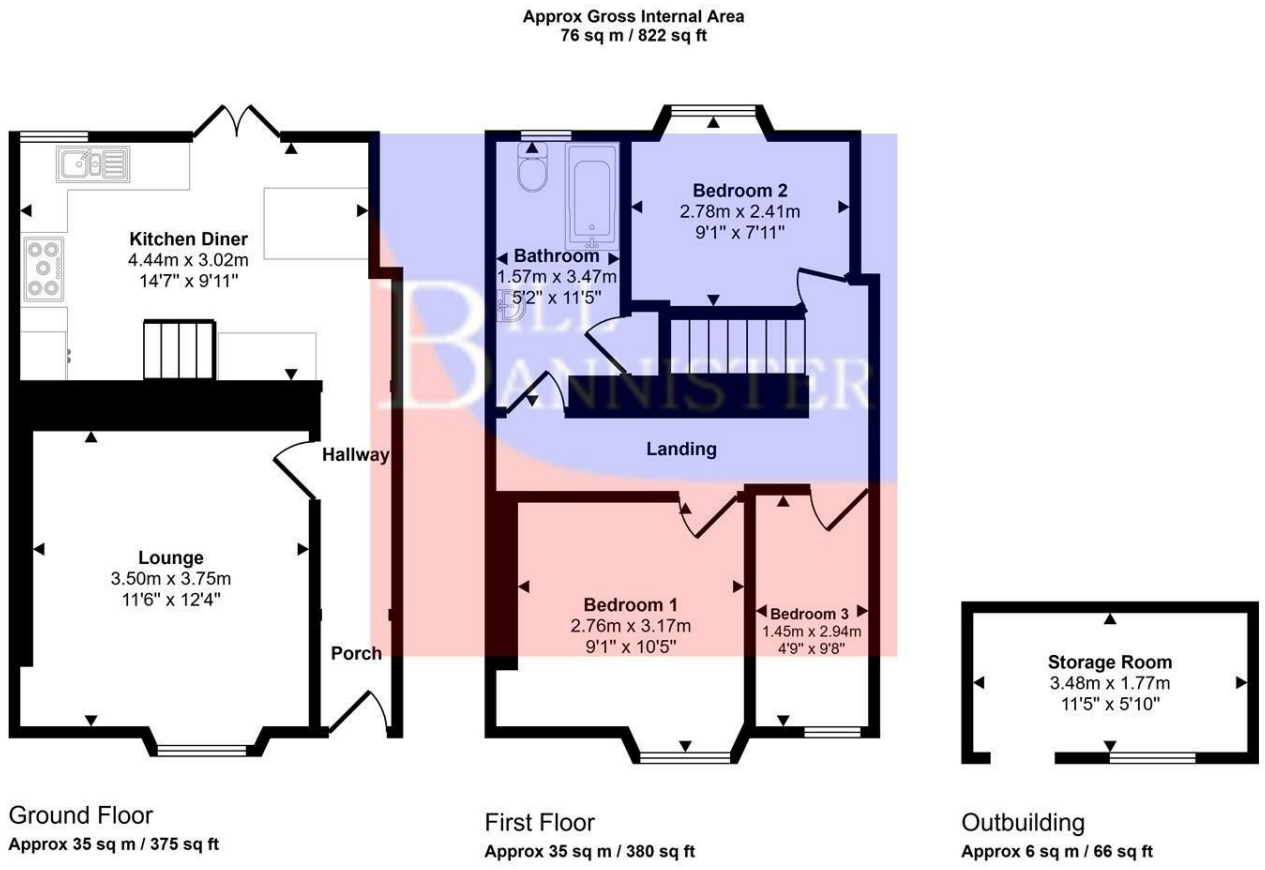
Hybrid Map



Terrain Map



Floor Plan

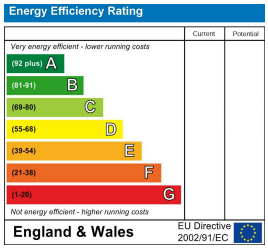


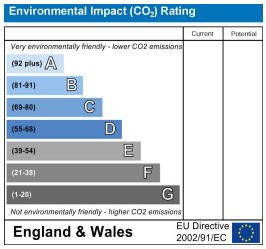
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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