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BILL BANNISTER
Sales & Lettings



55 Bellevue

Redruth, TR15 1LE

£169,950

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Offered chain free, we are delighted to bring to market this early 1900's built mid terraced street fronted former miner's cottage, set on an ascending street close to Redruth town centre.

Presented in very good order throughout, it is fair to say that this property is ready to move in to and as such, would make an ideal first property purchase or as an investment opportunity.

On entry, you will find yourself in a good sized lounge/living room with stairs to the first floor. There is a recessed fireplace and slate hearth with a rustic wooden mantel shelf above and alcoves each side featuring built-in pine bookcases and lower storage cupboards. There are two further storage cupboards including one under the stairs. A door opens into the rear modern fitted kitchen/diner which benefits from much natural light courtesy of two roof lights. The kitchen itself is presented in a reverse L-shaped format with gloss cream storage units and drawers, with built-in handles, above and below dark grey work surfaces and tiled splash backs. There is a separate space with plumbing to accommodate a washing machine. Access is gained from the kitchen/diner out to the rear patio. Off the kitchen is the partially tiled modern bathroom suite which includes a thermostatic shower over the bath along with a ceramic sink built in to a solid wooden worktop with gloss cream storage cupboards with built in handles below. The first floor is accessed by a delightful pine staircase with oak bannisters and glass balustrades which leads to a quarter landing and the two bedrooms. A 90 degree left turn is bathed in natural light from the window above. Both bedrooms are sited to the front of the property.

Externally, the kitchen door opens out onto a slabbed rear patio which runs up to a manageable laid to lawn area with a traditional stone built low level walled border. A fenced border above a traditional wall is to one side whilst to the other there is a useful stone built outbuilding adjacent to a right of way access gate. Heating is via gas fired central heating, complemented by double glazing throughout.

In terms of location, Bellevue gives very good pedestrian access to some local schools as well as Redruth town centre which is within a few minutes walk and where you will find a variety of chain and independent retail stores, cafes, pubs and a cinema/live music venue along with 'The Buttermarket', a vibrant food hall and social meeting venue. The mainline railway station in the town includes direct services to London (Paddington) and there are bus services in the same vicinity. Furthermore, there is a major supermarket accessible within a twenty minute walk or short drive and the A30 trunk road is within one mile. Further afield, Tehidy Country Park, the largest area of woodland in West Cornwall, is around fifteen minutes by car as is Tehidy Park Golf Club. In the same area, you will find the coastal village of Portreath, with its beach and access to the South West Coastal Path.

Upvc front door with an obscure double glazed half panel opens to:

LOUNGE
17'0" x 10'10" (5.19m x 3.31m)

Pine services cupboard and stairs to the first floor. Radiator below a upvc double glazed window behind a deep wooden sill overlooking the front aspect. Recessed fireplace with a slate hearth and a decorative wooden mantel shelf above. Pine bookcase alcoves with shelving and storage cupboards below. Door opens to a storage cupboard/shoe rack and a further cupboard opens to an understairs storage cupboard. Door to:

KITCHEN/DINER
12'2" x 7'9" (3.73m x 2.37m)

Fitted in a reverse L shaped format with a range of eye level storage cupboards and base level storage cupboards and drawers with built-in handles in a cream glass finish. Roll edge work surfaces with tiled splash backs. Glow Worm boiler. Single stainless steel sink and drainer with a mixer tap below a upvc double glazed window overlooking the rear garden and aspect. Beko integrated hob with a Beko integrated oven and grill below and an extractor hood above. Space for a tall fridge/freezer and separate space and plumbing for a washing machine with a roll edge work surface above. Radiator and a

upvc door with a half clear double glazed patio opens out to the rear patio. Two roof lights. Door to:

BATHROOM
5'5" x 8'1" (1.67m x 2.47m)
Partially tiled room with a low level wc. Ceramic wash hand basin recessed and built into a wooden topped storage cupboard with cream gloss finish doors with built-in handles. Fixed mirror and shelf above. Bath with a thermostatic shower over and tiled splash backs. Upvc obscure double glazed window to the rear aspect. Wall mounted towel radiator and an Xpelair extractor fan.

FIRST FLOOR

QUARTER LANDING
Upvc double glazed window behind a deep wooden sill overlooking the rear aspect. Radiator.

BEDROOM 1
8'10" x 10'10" (2.71m x 3.31m)
Radiator below a upvc double glazed window behind a deep wooden sill overlooking the front aspect.

BEDROOM 2
7'6" x 6'9" (2.29m x 2.06m)
Radiator below a upvc double glazed window behind a deep sill overlooking the front aspect. Loft access hatch.

OUTSIDE
To the rear a door from the kitchen/diner opens out to a rear slabbed patio and there is a right of way access gate. There is a laid to lawn area with a traditional wall and a fenced border in front. There is a traditional low level wall to the rear border and a traditional walled border adjacent to the gate. A door opens a STONE BUILT OUTHOUSE (1.05m x 1.16m). Outside light and an outside tap.

DIRECTIONS
From our office in Redruth proceed down Chapel Street and take the second right. Proceed up until you get to the T junction. Turn left and then take the second turning on the right into Bellevue. Proceed to the top of the road, follow around to the right initially and then follow round to the left. From here, proceed up the hill, where the property will be found on the left 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 7 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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









Road Map



Hybrid Map

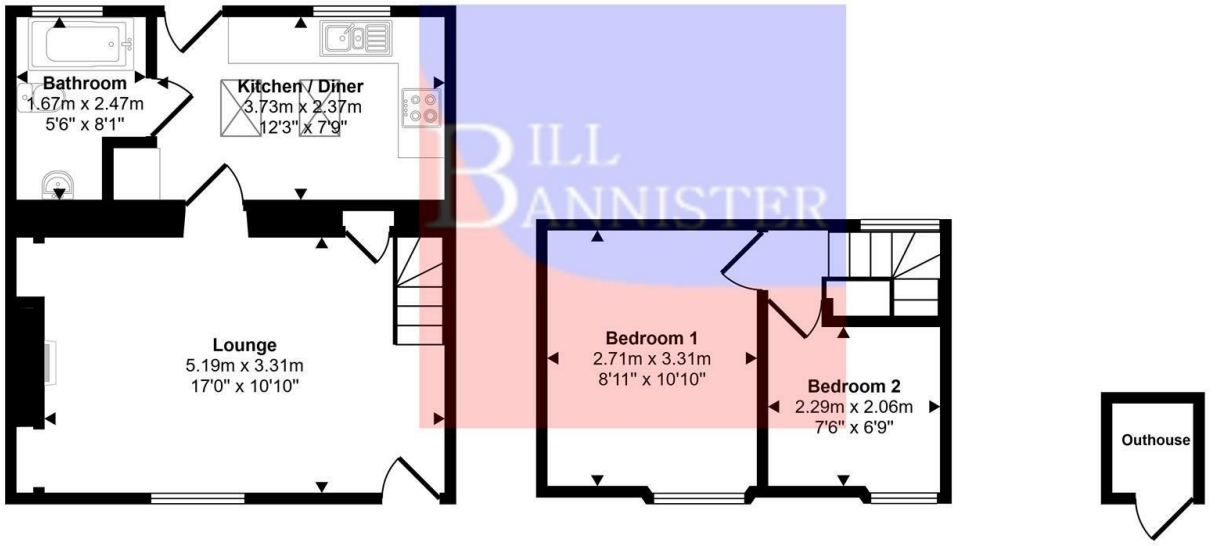


Terrain Map



Floor Plan

Approx Gross Internal Area
53 sq m / 570 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 17 sq m / 185 sq ft

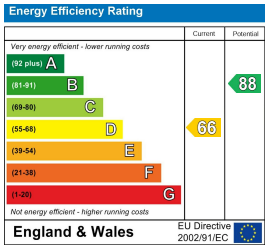
Storage Room
Approx 1 sq m / 13 sq ft

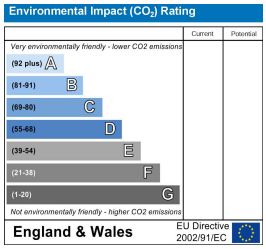
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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