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BILL BANNISTER
Sales & Lettings



28 Jennings Road

Redruth, TR15 1EB

£289,950

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We are delighted to bring to market this very well presented three storey, three bedroomed end of terrace/corner plot modern home, built in 2017 and situated in a most convenient location for commuter routes and local towns and amenities. Originally purchased from new, an early viewing is recommended to fully appreciate a number of creative and eye catching improvements made by the current vendors as well as the living space on offer in what is essentially a 'ready to move into' property.

On entry, the good sized hallway has a very useful downstairs WC/cloakroom, thereafter with stairs leading to the first floor. A clear panelled black framed sliding shaker barn door opens into the well equipped double aspect kitchen/diner which has several integrated appliances; washing machine, dishwasher, gas hob, double oven and grill along with a tall fridge/freezer. Storage space is plentiful coupled with straight edge work surfaces and matching upstands. Returning to the hallway, a matching clear panelled black framed sliding shaker barn door opens into the double aspect lounge/living room which has three part bi-fold doors opening out onto the rear patio decking area. Please note that LVT flooring is fitted throughout the ground floor. Back through the hallway and a switchback staircase leads to the first floor landing, which has two good sized storage cupboards, and gives access to two of the three bedrooms. The first bedroom, to the rear, is double aspect and enjoys far reaching views in a North Easterly direction. The second bedroom is located to the front of the property and both bedrooms are complemented by a well equipped family bathroom with a thermostatic shower over the bath. Returning to the landing, a door opens into a study room where a staircase leads to the second floor double aspect master bedroom which has a delightful hidden dressing room with a skylight, behind a sliding barn door style mirror. Adjacent to the dressing room, a door opens into a good sized en-suite shower room, again with a skylight.

Externally, to the front, neat hedged outer borders flank two slabbed pathways, each leading to the front door. The rear garden is accessed from the bi-fold doors in the lounge/living room which open out onto composite decking that leads onto decorative rectangular paving slabs. There are a number of rendered and wood topped raised beds with large pebbles and ornamental plants along with a decorative slatted arch leading to a synthetic grassed area. A rear gate accesses the pedestrian pavement which leads to an open access parking space for one vehicle within' the property boundary. There is a second allocated (signed) parking space on nearby Rule Street which is within a one minute walk.

In terms of location, the property is situated within a short drive of the A30 trunk road and there is a major supermarket within walking distance or a short drive. Furthermore, there is a local convenience store within a ten minute walk. Redruth town centre is just over one mile distant and can be reached on foot in around twenty five minutes or again via a short drive. Here 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. Further afield, Tehidy Country Park, the largest area of woodland in West Cornwall, is around ten 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 frosted double glazed decorative panel opens to:

HALLWAY
Stairs to the first floor and a designer radiator. Mains smoke alarm. Door opens to a full height storage cupboard with a light. Door to:

CLOAKROOM/WC
Low level wc beneath a upvc obscure double glazed window to the front aspect. Compact wash hand basin with a tiled splash back. Radiator and a Ventaxia extractor fan. Medicine cabinet.

KITCHEN/DINER
7'8" x 15'11" (2.36m x 4.87m)
Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with straight edge work surfaces and matching upstands plus tiled splash backs. Integrated Beko washing machine, an integrated Hisense dishwasher and a one and half bowl composite sink and drainer with a pull down spring mixer tap. Upvc double glazed window overlooking the front garden and aspect. Double door storage cabinet housing an Ideal gas fired boiler. Integrated gas hob with an AEG extractor hood above. AEG integrated double oven and grill plus an integrated tall fridge/freezer. Upvc double glazed window overlooking the side aspect and a further tall designer radiator. Mains heat alarm and a mains carbon monoxide alarm.

LOUNGE
15'0" x 11'1" (4.58m x 3.39m)
A dual aspect room with a three way bi-fold upvc double glazed door opening to the rear patio and a upvc double glazed window overlooking the side aspect. Tall designer radiator.

FIRST FLOOR

LANDING
Double doors opening to a full height storage cupboard with slatted wooden shelving. Door opens to a second full height storage cupboard with hanging space and slatted wooden shelving. Mains smoke alarm and a radiator.

BEDROOM 2
13'1",167'3" x 10'4" (4,51m x 3.15m)
Dual aspect with a upvc double glazed window and a matching double glazed side panel overlooking the rear garden and aspect with far reaching views and a radiator below. Upvc double glazed window overlooking the side aspect with far reaching views in a north easterly direction.

BEDROOM 3
8'1" x 9'4" (2.47m x 2.87m)
Boxed-in radiator below a upvc double glazed window overlooking the front garden and aspect.

FAMILY BATHROOM
6'2" x 6'6" (1.89m x 1.99m)
Partially tiled with a low level wc and a compact wash hand basin with a tiled splash back. Upvc obscure double glazed window behind a deep sill to the side aspect. Mirrored medicine cabinet. Bath with a Mira thermostatic shower over and a hinged glass shower screen. Ventaxia extractor fan and a towel radiator.

SECONDARY LANDING ROOM
Staircase leading to the second floor with space available lending itself to a study/office area. Upvc double glazed window overlooking the front garden and aspect.

SECOND FLOOR

MASTER BEDROOM
11'7" x 11'5" (3.55m x 3.48m)
A dual aspect room with a radiator. Door opens to a built-in storage cupboard with hanging space and shelved storage. Upvc double glazed window overlooking the front aspect with far reaching views in a westerly direction. Low level doors on each side open to eaves storage. Loft access hatch and a upvc double glazed window overlooking the side aspect with far reaching views in a north westerly direction. Both windows are fitted with white louvre shutters. Door to:

DRESSING ROOM
7'3" x 6'10" (2.22m x 2.09m)
Fakro roof light and a radiator with a fitted shelf above. Door opens to eaves storage.

EN-SUITE SHOWER ROOM
7'3" x 6'1" (2.21m x 1.86m)
Low level wc and a compact wash hand basin with a tiled splash back. Fakro skylight and a built-in medicine cabinet with a push-door operation. Shower cubicle with a Bristan thermostatic shower, a tiled splash back and a sliding glass door. Towel radiator and a Ventaxia extractor fan.

OUTSIDE
To the front, neat hedged outer boarders flank two slabbed pathways, each leading to the front door. There is a border of mature plants and shrubbery and a laid to gravel area with a central tree feature. Outside light. To the rear, there is a patio of composite decking which leads to rectangular paving slabs. There is a synthetic grass feature and raised rendered planters topped with timber edging and large pebble features. A gate gives access to a side pedestrian pathway which gives access to a parking space for one vehicle behind a wall within the property boundary. There is an outside tap and also a second dedicated parking space in Rule Street.

DIRECTIONS
Leaving the A30 westbound at Avers roundabout, take the first exit onto the A3047 dual carriageway. Turn right at the first roundabout and then right again into Jennings Road. Go past the first left turning and at the next left, No. 28 can be found on your left, located on the corner plot.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: C.

There is a maintenance charge for the upkeep of the estate - £243 for 2026.

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

Broadband highest available download speeds - Standard 8 Mpbs, Superfast 36 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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









Road Map



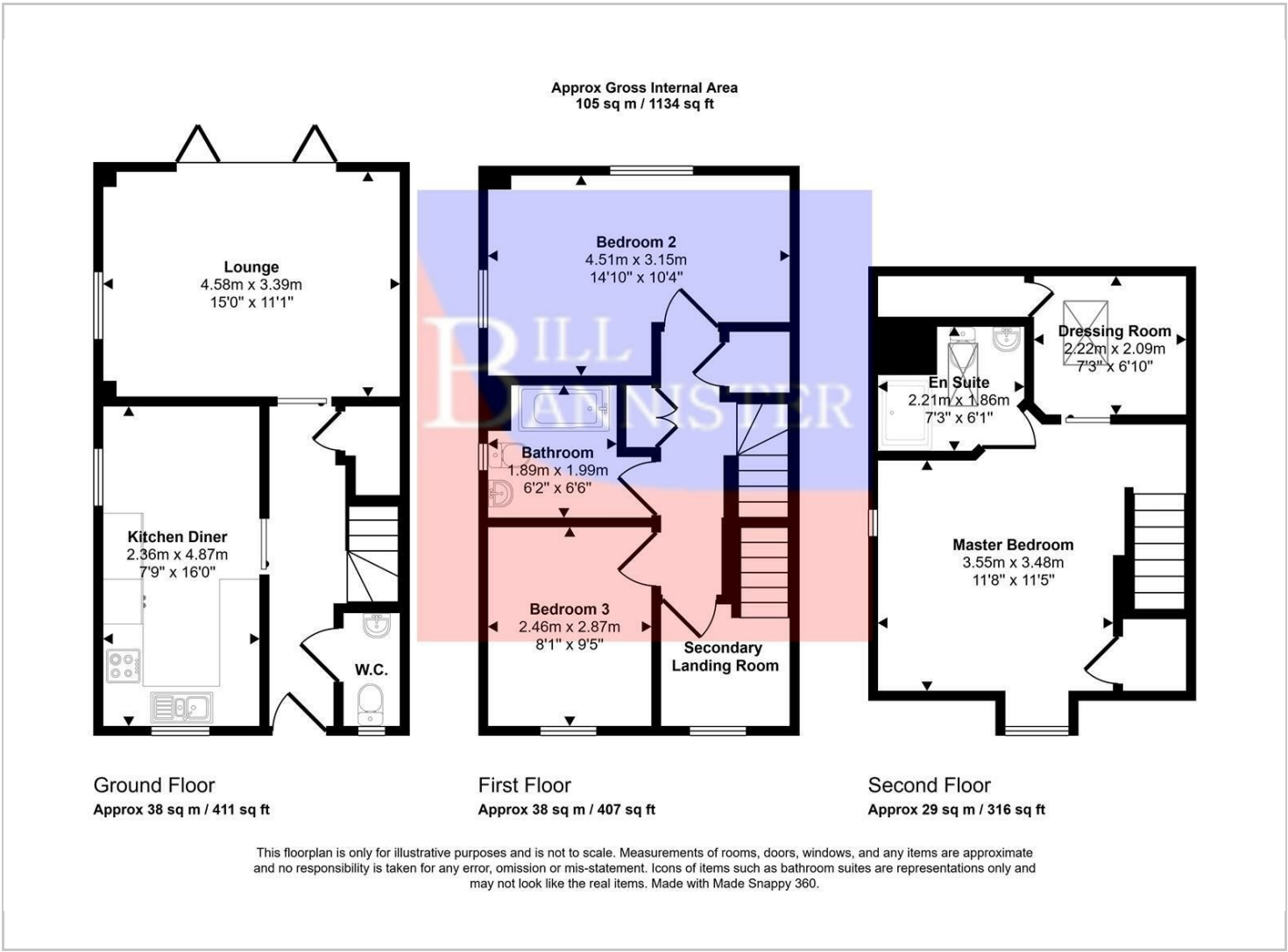
Hybrid Map



Terrain Map



Floor Plan

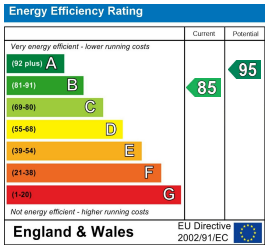


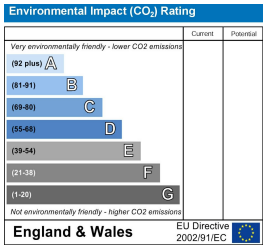
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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