

66 West End · Redruth · Cornwall · TR15 2SQ

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# BILL BANNISTER

Sales & Lettings



## 65 South Park

Redruth, TR15 3AX

**£174,950**



Offered for sale with no onward chain, this modern end of terrace house is situated in a popular residential development and benefits from two bedrooms, a lounge, a kitchen/diner and a first floor bathroom. The property has night storage heating and this is complemented by double glazing. Externally there are gardens to both front and rear plus a dedicated parking space.





Situated on the outskirts of Redruth in a popular location, we are pleased to offer this two bedroom property, ideal as a first home or as an investment with the added benefit of being chain free. There are two bedrooms and a family bathroom to the first floor. The front door leads into the lounge and on to a good sized kitchen/diner. The property is double glazed and has night storage heaters. Externally there is a tiered front garden and an enclosed rear garden plus a dedicated numbered parking space with extra street parking close by. There is nearby schooling, the property is close to the main bus routes and Redruth town centre is just over half a mile away where you will find shopping facilities and a main line railway station.

Part obscure glazed upvc double glazed front door leading to:

LOUNGE

14'9" x 11'5" (4.50m x 3.48m)

Open tread stairs to the first floor. Upvc double glazed window overlooking the front garden with a night storage heater under. Door to:

KITCHEN/DINER

14'10" x 9'3" (4.54m x 2.84m)

Range of eye level and base level units, storage cupboards and drawers with roll edge work surfaces. Plumbing for white goods and a stainless steel sink and drainer. Upvc double glazed window overlooking the rear aspect and garden with a night storage heater under. Upvc part obscure double glazed door with steps down to the rear garden.

FIRST FLOOR

LANDING

Airing cupboard with shelved storage. Loft access hatch.

BEDROOM 1

11'7" x 10'7" (3.55m x 3.25m)

Upvc double glazed window overlooking the front aspect and garden with a night storage heater under. Built-in wardrobe with hanging space and storage shelves.

BEDROOM 2

8'2" x 10'2" (2.50m x 3.10m)

Upvc double glazed window overlooking the rear aspect and garden with a night storage heater below.

FAMILY BATHROOM

6'1" x 5'4" (1.86m x 1.64m)

Part tiled with a wash hand basin and a mirrored medicine cabinet above, low level wc and a panelled bath with aqua board splash back and a Triton electric shower over. Wall mounted towel radiator.

OUTSIDE

To the front steps lead down to a pathway which leads to the front door. This pathway also goes down the side of the property giving access to the rear garden and communal access to other properties. The front garden has a raised lawn with tiered borders of mature bushes and shrubs. The rear garden is well enclosed being mainly laid to lawn with a raised slate border and a gravel border to the rear. There is a shed, a block wall to one side and a block wall with fencing above to the other side. A gated side entrance leads to the front.

DIRECTIONS

From our office in Redruth proceed up West End, over the mini roundabout and take the next left into South Park. Take the first turning right and right again where the property will be found at the end facing you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and night storage heating.

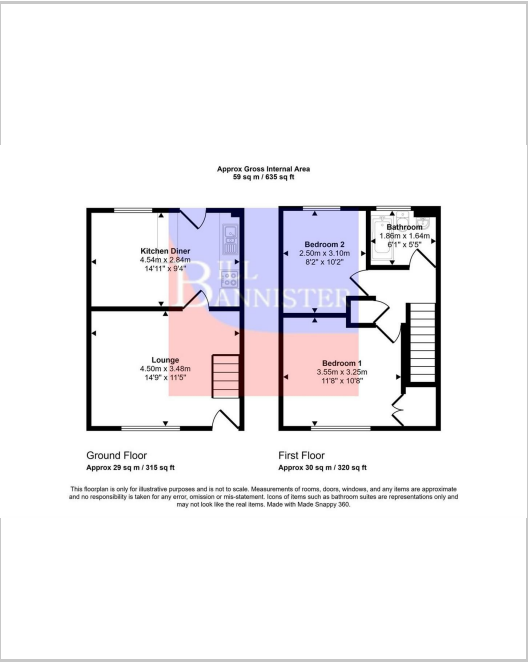
Broadband highest available download speeds - Standard 12 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

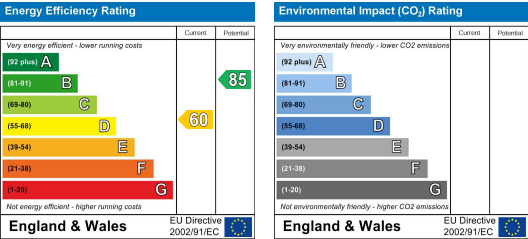
Area Map



Floor Plans



Energy Efficiency Graph



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