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Sales & Lettings

# AUCTION



## Dracena Trefusis Terrace

Redruth, TR15 2HA

**£125,000**



For sale by Online Auction on Wednesday 10th February 2021 in conjunction with Clive Emson Auctioneers.  
VIEWING BY APPOINTMENT ONLY. Auction Guide Price £125,000 - £135,000.



Situated in a most popular locality, much favoured by local people, this individual detached bungalow offers good accommodation and has far reaching views from the rear elevation to St Ives bay. There are two/three bedrooms (depending on whether you'd prefer two reception rooms), kitchen, bathroom with separate wc and also a pantry. A loft ladder will lead you to an extensive roof space which has been floored and has power connected. The kitchen has substantial granite working surfaces and plenty of storage. Externally there is a garden to the front and a drive with plenty of parking together with a side drive to further parking and then beneath the bungalow is a large garage and two very useful basement rooms. There is also a further area of lawn to the rear. The property benefits from gas heating, which is complemented by double glazing. Redruth town, together with bus and rail facilities, are all within no more than a quarter of a mile.

### RECESSED PORCH

### ENTRANCE HALL

With a radiator and a foldaway loft ladder leading to quite an extensive attic space with ample head height and also being boarded. Power is connected.

### LOUNGE

11'9" x 11'8" (3.59m x 3.58m)

With a tiled fireplace and hearth, a radiator and a superb view.

### DINING ROOM

11'9" x 10'4" (3.59m x 3.17m)

With a recently fitted gas fire, a radiator and a fine view.

### NB

One of these reception rooms, if not required as such, could be used as a third bedroom.

### BEDROOM 1

11'6" x 8'11" (3.51m x 2.74m)

With fitted wardrobes, shelving and also a radiator.

### BEDROOM 2

11'4" x 10'9" (3.47m x 3.28m)

With a radiator and again a fine view.

### KITCHEN

11'10" x 8'6" (3.61m x 2.60m)

One and a half bowl sink unit plus a good array of granite working surfaces with cupboard and drawers beneath, eye level units, space for white goods and a radiator. Serving hatch.

### BATHROOM

Being burgundy in colour and having a twin grip panelled bath with a mixer and shower. There is a wash hand basin, radiator and wall heater.

### SEPARATE WC

With a tiled floor, obscure glazed window and a low level suite.

### OUTSIDE

A tarmac driveway sweeps round to the front of the property and provides extra parking for the property and turning facilities. There is a good lawned garden to the front. A side tarmac driveway leads to the rear which again has further turning and parking facilities, There is also access to the GARAGE 7.33m x 3.63m (24' x 11'11") at the widest point. With an up and over door, a wall mounted Glow-worm gas boiler. Tap.

### TWO BASEMENT ROOMS

overall 20'9" x 12'11" (overall 6.34m x 3.95m)

With power connected. In our opinion, these would prove to be very useful addition for those wanting dry, secure storage perhaps.

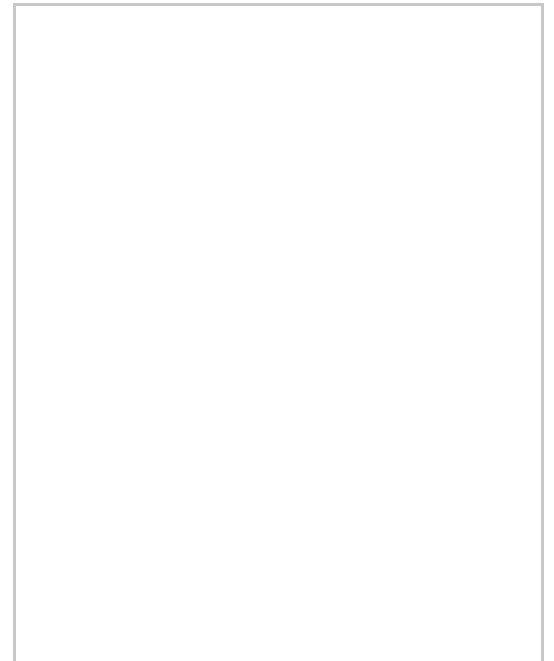
### DIRECTIONS

With Redruth railway on your right, proceed through Higher Fore Street and at the junction turn right into St Day Road. At the triangle, keep left and then go straight across into Trefusis Terrace rather than continuing up St Day Road. The property will be found near the end on the right hand side.

## Area Map



## Floor Plans



## Energy Efficiency Graph

