

**FOR SALE**



**East End, Redruth**  
**Guide Price £170,000**

  
**MARTIN&CO**

# East End, Redruth

Guide Price £170,000

- REFURBISHMENT OPPORTUNITY
- DISTANT SEA VIEWS
- ENCLOSED REAR GARDEN
- CENTRAL REDRUTH
- THREE BEDROOMS

This 3 bedroom traditional stone cottage is conveniently located close to the centre of Redruth and has wonderful far reaching sea and countryside views from the principal bedroom plus an enclosed rear garden. The property has some damp and mould issues and requires refurbishment. There is also a loft which would lend itself for conversion (subject to planning consents and building regulations) and this would have fantastic distant sea views.

**LOUNGE** 13' 3" x 8' 7" (4.04m x 2.62m) Large sash window to the front of the property, vinyl floor, electric feature fireplace and a gas radiator.

**KITCHEN/DINER** 23' 2" x 7' 8" (7.06m x 2.34m) This large open plan kitchen/diner has access into the rear garden. Please note there has been a water leak under the floor and we are advised that the pipework under the floor should be replaced. Damp from the leak has spread around the room and the kitchen units etc may also need replacing.

**PRINCIPAL BEDROOM** 10' 10" x 9' 4" (3.3m x 2.84m) Fully carpeted, a gas radiator. A picture window to the rear with far reaching sea and countryside views.



BATHROOM 9' 3" x 4' 10" (2.82m x 1.47m) Partially tiled, fitted with a W/C, sink and a corner bath, with a wall mounted shower.

BEDROOM 2 8' 5" x 10' 5" (2.57m x 3.18m) Fully carpeted with a gas radiator and a sash window to the front of the property.

BEDROOM 3 6' 3" x 10' 5" (1.91m x 3.18m) Fully carpeted with a gas radiator and a sash window to the front of the property.

GARDEN Mostly grassed with a small patio area. Out-building.

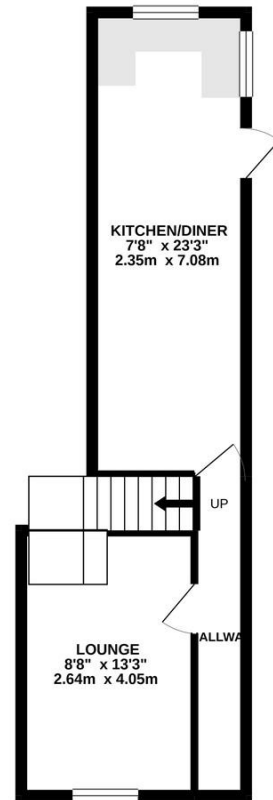
Freehold  
EPC : D  
Council Tax : A

LOCATION Redruth is at the heart of the Cornish Mining World Heritage Site, steeped in mining history and with interesting architecture and a vibrant arts scene. It is surrounded by beautiful countryside, such as the iconic Carn Brea and Gwennap Pit amphitheatre, ideal for walking and horse-riding, and the coast-to-coast mineral tramway footpath and cycle way passes though from Devoran to Portreath.

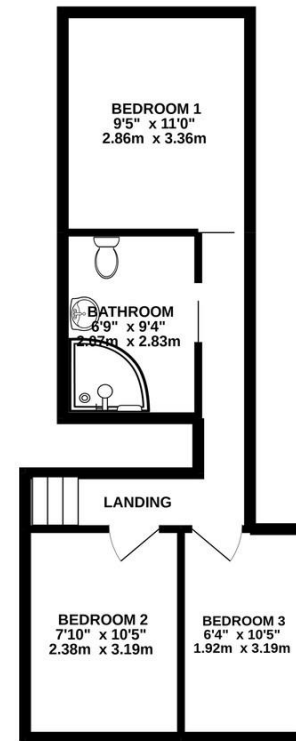
Redruth is ideally located for access to the A30, there is a mainline Railway Station with direct links to London Paddington and the north of England and schooling for all ages is available within the town. Redruth offers a mix of local and national shopping outlets together with banks and a Post Office. It is within easy reach of north coast surfing beaches at Portreath, and the vibrant university town of Falmouth, on the south coast, is also within an easy commute, as is the capital city of Truro.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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