

FOR SALE



East End, Redruth
Offers In Excess Of £165,000


MARTIN&CO

East End, Redruth

Offers In Excess Of £165,000

- NEW KITCHEN UNITS
- DISTANT SEA VIEWS
- ENCLOSED REAR GARDEN
- CENTRAL REDRUTH
- THREE BEDROOMS

This 3 bedroom traditional stone cottage is conveniently located close to the center of Redruth and has wonderful far reaching sea and countryside views from the principal bedroom.

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 recently had a new kitchen installed. 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.

Freehold
EPC : D
Council Tax : A

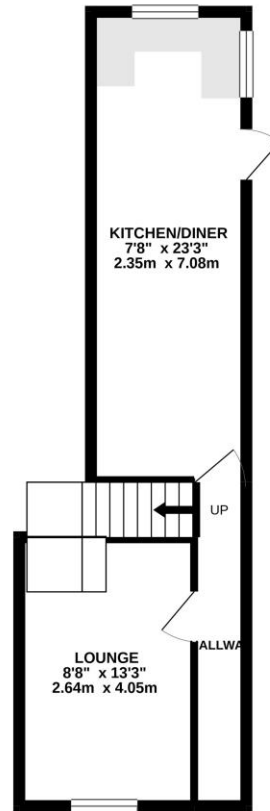


LOCATION Redruth is at the heart of the Cornish Mining World Heritage Site, steeped in mining history and with interesting architecture and a vibrant arts scene. It is surrounded by beautiful countryside, such as the iconic Carn Brea and Gwennap Pit amphitheatre, ideal for walking and horse-riding, and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

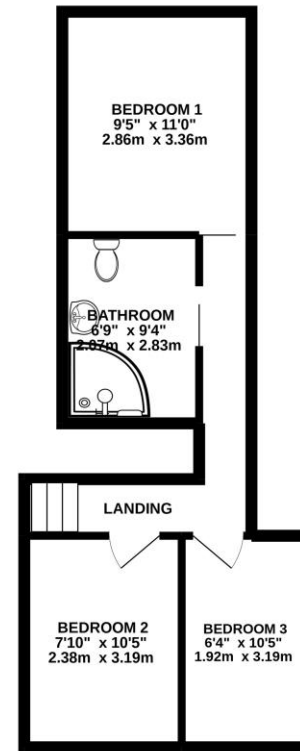
Redruth is ideally located for access to the A30, there is a mainline Railway Station with direct links to London Paddington and the north of England and schooling for all ages is available within the town. Redruth offers a mix of local and national shopping outlets together with banks and a Post Office. 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.