



MAP estate agents
Putting your home on the map

**Falmouth Road,
Redruth**

**£169,500
Freehold**





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Property Introduction

A mid-terrace character cottage located in Falmouth Road therefore ideally situated for access to the local shops and amenities of the town centre.

The accommodation benefits from uPVC double glazed windows and doors and a gas fired central heating system. There is a lounge, dining room, galley style kitchen whilst to the first floor are two bedrooms along with a shower room.

Externally to the rear is an enclosed yard.

Location

Redruth town offers a good range of retail outlets along with out of town supermarkets. A mainline Railway Station operates to London Paddington and is ideally situated for access to the main A30 making travelling to other areas of the county that much easier.

Both north and south coasts with their contrasting coastlines are also within reasonable travelling distance with the cathedral city of Truro being the main centre in Cornwall for business and commerce, being approximately twelve miles distant.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

LOUNGE 12' 0" x 11' 10" (3.65m x 3.60m) plus recesses

Double glazed window to front elevation. Staircase to first floor. Double radiator and built-in storage cupboard. Fireplace with shelving to side. Opening to:-

DINING ROOM 13' 7" x 7' 0" (4.14m x 2.13m)

uPVC double glazed window to rear elevation. Double radiator. Access through to:-

GALLEY STYLE KITCHEN 13' 0" x 7' 1" (3.96m x 2.16m)

uPVC double glazed door to exterior. uPVC double glazed window to rear and side elevations. Single stainless steel sink unit, range of base and wall mounted storage cupboards, range of work surfaces. Plumbing for automatic washing machine, recess for cooker and fridge. Part tiled walls. Louvre door storage cupboard.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 10' 2" x 10' 0" (3.10m x 3.05m)

uPVC double glazed window to front elevation. Double radiator and built-in wardrobe with boiler plus additional shelved recess. Access to loft.

BEDROOM TWO 9' 0" x 7' 3" (2.74m x 2.21m)

uPVC double glazed window to rear elevation. Double radiator.

SHOWER ROOM

Shower cubicle, close coupled WC and pedestal wash hand basin. Part tiled walls and radiator. uPVC double glazed window to rear elevation.

EXTERIOR

To the rear of the property is an enclosed yard with a gateway giving access over the neighbouring property.

SERVICES

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

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

From West End, at the traffic lights turn right into Penryn Street which feeds into Falmouth Road where the property is located on the left hand side. Using What3words:- bronzes.pods.usages



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | | |
| 55-68 | D | 69 C | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



MAP's top reasons to view this home

- Traditional mid-terrace cottage
- Two bedrooms
- Lounge
- Separate dining room
- Galley style kitchen
- First floor shower room
- uPVC double glazing
- Gas fired central heating system
- Rear enclosed yard
- Ideal location for local shops and amenities



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