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**Fore Street,  
St. Day, Redruth**

**£180,000  
Freehold**





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## **Property Introduction**

Offered for sale chain free, this end terrace cottage is ideal as a first home.

Centrally located within the village and formerly a village shop, there are two bedrooms and a shower room on the first floor, one will find a well-proportioned lounge/diner which focuses on a wood burning stove with granite fire surround and there is a fitted kitchen. From the kitchen there is a utility and an entrance vestibule.

The cottage has been redecorated throughout and there is LPG gas central heating (not tested).

To the outside there is a small enclosed courtyard to the rear and an outside storage shed. Competitively priced to attract interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

Situated within the historic mining village of St Day, this cottage is located in a Conservation Area and the wider World Mining Heritage Site. St Day has a convenience store, Post Office, butchers and Public House to meet most day to day needs. Schooling for younger children is also available in the village.

Conveniently located for access to the south coast university town of Falmouth which is within eight miles and the city of Truro which is within a similar distance, the nearest major town is Redruth which is within two miles. Redruth offers a range of both national and local retail outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and there is access onto the A30 trunk road.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door to:-

**REAR VESTIBULE 9' 9" x 4' 7" (2.97m x 1.40m) maximum measurements, irregular shape**

Wall mounted LPG gas 'Worcester' combination boiler. Radiator. Panelled door to:-

### **KITCHEN 14' 3" x 8' 11" (4.34m x 2.72m) maximum measurements, irregular shape**

Small pane single glazed window to side. Fitted with a range of eye level and base 'Shaker' style units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Built-in oven with ceramic hob and stainless steel and glass cooker hood over. Ceramic tiled splashbacks, inset spotlighting and ceramic tiled floor. Radiator. Door to utility and lounge/diner.

### **UTILITY 8' 9" x 2' 9" (2.66m x 0.84m) plus door recess**

Space and plumbing for an automatic washing machine and tumble dryer. Doorway to a small open space.

### **LOUNGE/DINER 18' 2" x 13' 5" (5.53m x 4.09m) maximum measurements**

Two small pane glazed windows to the front. Focusing on a granite and brick full height chimney breast housing a multi-fuel stove set on a granite hearth. Inset spotlighting and two radiators. Stairs to first floor.

### **FIRST FLOOR LANDING**

Small pane glazed window to the rear. Radiator. Doors off to:-

### **BEDROOM ONE 10' 10" x 10' 0" (3.30m x 3.05m) plus corner recess**

Small pane glazed window to front. Radiator. Recessed hanging cupboard.

### **BEDROOM TWO 8' 9" x 7' 9" (2.66m x 2.36m) plus door recess**

Small pane glazed window to the front. Radiator.

### **SHOWER ROOM**

Small pane glazed window to the rear. Fitted with a close coupled WC, pedestal wash hand basin and tiled shower enclosure with 'Triton' electric shower.

### **OUTSIDE REAR**

A door from the road leads to a rear courtyard that gives to the property and there is an external storage shed.

### **SERVICES**

Please be advised the property benefits from mains metered water, mains electricity and mains drainage.

### **AGENT'S NOTE**

Please be advised the Council Tax band for the property is band 'A'.

### **DIRECTIONS**

From the Redruth direction heading into St Day passing the Star Inn at Vogue on the left hand side, continue up the hill passing through Vogue Terrace into West End and then on entering Fore Street at a junction the property will be identified opposite the Post Office and adjacent to The St Day Inn. If using What3words:- indicates.twins.flickers

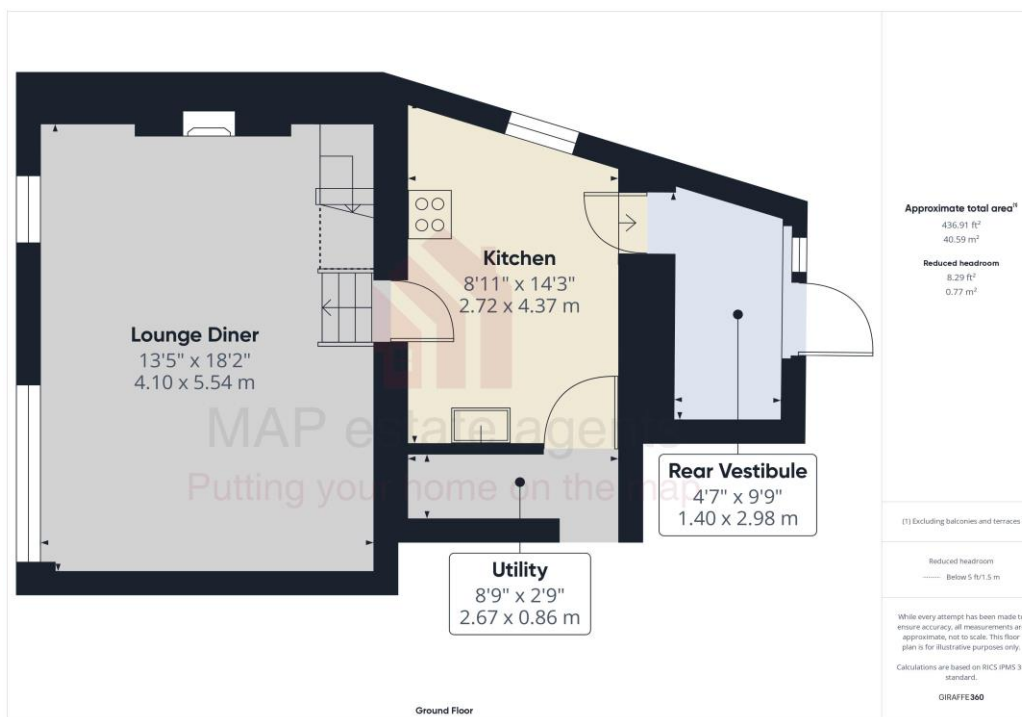


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58   D
39-54	E		
21-38	F	25   F	
1-20	G		



## MAP's top reasons to view this home

- Central village location
- Two bedrooms
- Lounge/dining room
- Fitted kitchen
- First floor shower room
- LPG gas heating
- Rear courtyard
- Ideal first time buy
- Chain free sale
- Easy access to Truro, Falmouth and Redruth



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