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**Elvan Mews,  
Redruth**

**£255,000  
Freehold**





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Redruth**

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## Property Introduction

This modern end terraced house borders farmland to the rear and is situated in a quiet location on the Truro side of Redruth.

One will find three bedrooms and a family bathroom on the first floor, on the ground floor there is a lounge which enjoys an outlook over the front garden and gives access to a well proportioned kitchen/diner. From the kitchen/diner there is a utility porch and second WC.

Fully double glazed, the property is heated by an air source heat pump supplying radiators.

To the outside there is a generous enclosed garden to the front which is mainly lawned, whilst to the rear is a paved courtyard and parking for two vehicles.

To summarise, a modern family home designed for economical living, viewing our interactive virtual tour is strongly recommended, prior to arranging a closer inspection.

## Location

Conveniently located on the north side of the town and enjoying good access to both the town centre and the A30 trunk road, Cornwall's main town and administrative centre, Truro is nine miles distant.

Redruth offers a mainline Railway Station with direct links to London Paddington and to the north of England and there is also a mix of local and national shopping outlets, together with schooling for all ages.

Falmouth, the university town of Cornwall on the south coast is within eleven miles and the north coast at Portreath, which is noted for its sandy beach and active harbour, will be found within five miles.

## ACCOMMODATION COMPRISES

### STORM PORCH

With composite double glazed door opening to:

### ENTRANCE HALLWAY

uPVC double glazed window to the side. Stairs to the first floor, radiator and door to:

### LOUNGE 12' 10" x 11' 9" (3.91m x 3.58m) maximum measurements

uPVC double glazed window to the front. Radiator. Door to:

## KITCHEN/DINER 14' 0" x 11' 9" (4.26m x 3.58m) maximum measurements

uPVC double glazed window to the rear. Fitted with a range of eye level and base units with adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built in oven with stainless steel hob, stainless steel splashback and hood over. Space and plumbing for dishwasher, understairs storage cupboard and radiator. Door to:

## UTILITY PORCH

uPVC double glazed door and window to rear. Countertop with space beneath and plumbing for automatic washing machine and space for tumble drier. Door to:

## CLOAKROOM

uPVC double glazed window to side. Fitted with a contemporary style suite consisting of vanity wash hand basin and close coupled WC. Radiator.

## FIRST FLOOR LANDING

uPVC double glazed window to side and enjoying a rural outlook. Airing cupboard with slatted shelving. Vertical panel doors open off to:

### BEDROOM ONE 14' 2" x 8' 1" (4.31m x 2.46m)

uPVC double glazed window to front enjoying a view to the north coast. Recess two door wardrobe and radiator.

### BEDROOM TWO 10' 1" x 8' 1" (3.07m x 2.46m)

uPVC double glazed window to the rear enjoying an outlook over fields. Radiator.

### BEDROOM THREE 7' 9" x 7' 1" (2.36m x 2.16m) maximum measurements

uPVC double glazed window to the front again enjoying an outlook toward to the north coast. Recessed single door wardrobe.

## BATHROOM

uPVC double glazed window to rear. Contemporary in style with a pedestal wash hand basin, close coupled WC and panelled bath with Mira electric shower over. Extensive ceramic tiling to walls and radiator.

## OUTSIDE FRONT

To the front of the property there is a generous enclosed garden which is largely lawned with mature shrubs and features a gravelled seating area in front of the property. Pedestrian access leads out onto Highway Lane.

## REAR

To the rear of the property is a paved courtyard with pedestrian access onto a parking area where there is a dedicated parking for two vehicles.

## SERVICES

Mains electric, mains drainage, mains water (metered).

## AGENTS NOTE

Please be advised the property is Band B for council tax and that inline with most modern developments, there is an estate charge which for the financial year ending 31st March 2025 is £395.04.

## DIRECTIONS

From Redruth Railway Station, proceed up the hill turning slight left into East End. Continue along the road and at the top of the hill at a mini roundabout, take the first exit towards Mount Ambrose. Dropping down into Mount Ambrose, after passing the entrance to Knights Way on the left hand side, turn right into Highway Lane and then right again into Elvan Mews, again turn right and the rear of number 13 will be found on the right hand side. If using What3words: bonus.flamed.vacancies.

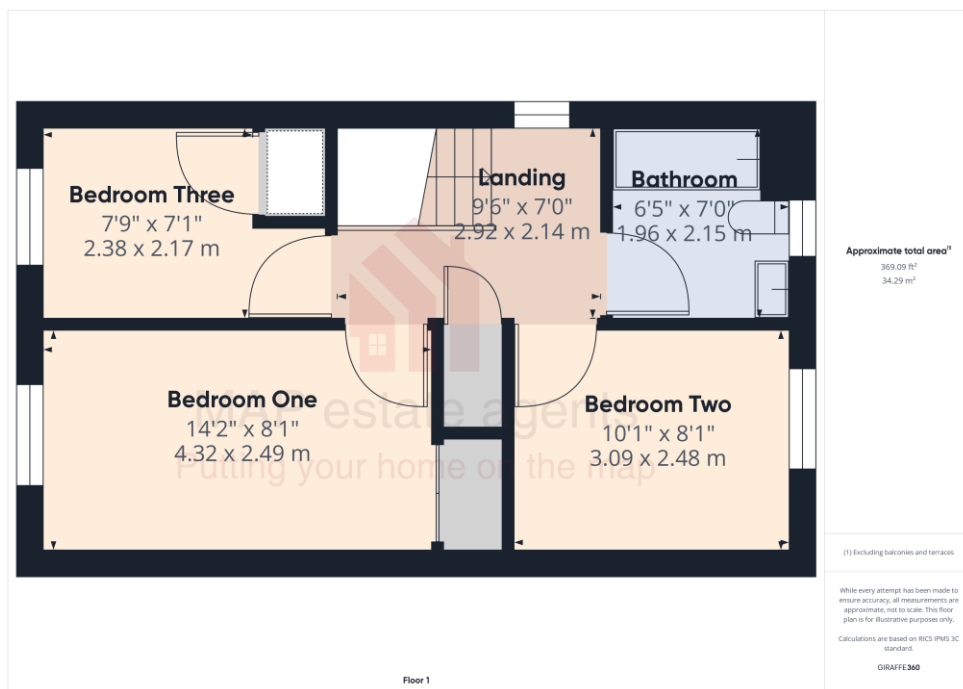
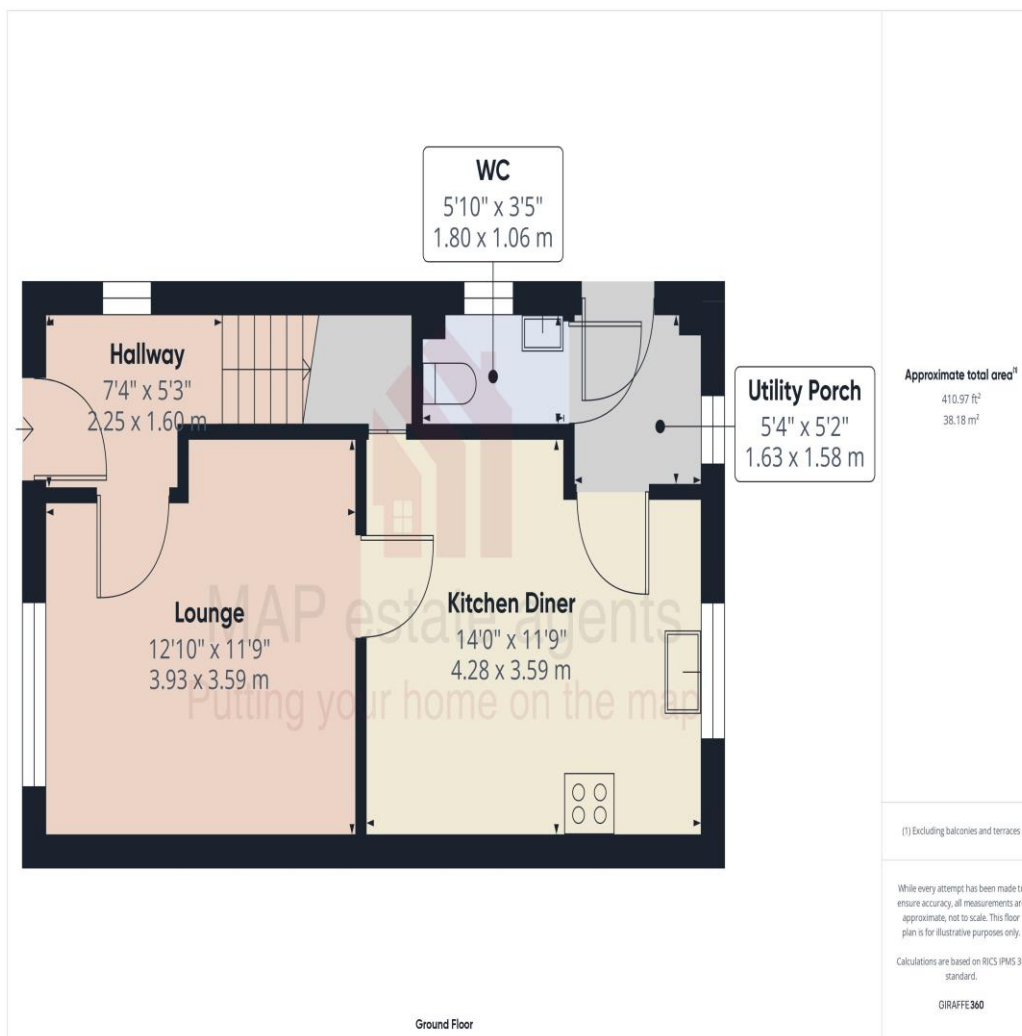


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Modern end terrace house
- Ideal family home
- Three bedrooms
- Lounge
- Fitted kitchen diner
- First floor bathroom
- Utility porch and ground floor WC
- uPVC double glazing
- Air source heating
- Enclosed gardens and parking



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