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**Town Farm,
Redruth**

**£190,000
Freehold**





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Property Introduction

Offered for sale chain free, this end terrace house requires a program of updating and modernisation.

Situated at the entrance to this popular development, there are two double sized bedrooms and a bathroom on the first floor, the ground floor benefits from a lounge and a kitchen/dining room. Heating is provided by a gas fired combination boiler supplying radiators and hot water and there is wood frame double glazing.

To the outside is an open plan garden to the front whilst the rear garden is enclosed and lawned. The property is set back from the access road and has lawns on two sides with a mature tree lined backdrop to the rear whilst at the front there is parking available in allocated bays.

A property that is sure to attract a good level of interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated on the Falmouth side of town and within a level walking distance of the town centre and schooling, Redruth offers a mix of local and national shopping outlets, there is a mainline railway station with direct links to London Paddington and the North of England and the A30 trunk road will be found within a mile and a quarter.

Redruth is also home to Kresen Kernow which houses the worlds largest collection of archive and library material relating to Cornish history. Falmouth on the south coast which is Cornwall's university town is within nine miles. Truro, the county town of Cornwall is within eleven miles and Portreath on the north coast which is noted for its sandy beach and active harbour is within six miles.

ACCOMMODATION COMPRISES

Storm porch with door opening to:-

LOUNGE 14' 3" x 13' 9" (4.34m x 4.19m) maximum measurements

Double glazed window to the front. Coved ceiling and radiator. Stairs to first floor and door to:-

KITCHEN/DINER 13' 9" x 9' 11" (4.19m x 3.02m)

Double glazed window to rear and double glazed patio door to rear. Fitted with a range of eye level and base units having adjoining roll

top edge working surfaces and incorporating an inset one and a half bowl sink unit with mixer tap. Extensive ceramic tiled splash backs, gas cooker point and space and plumbing for an automatic washing machine. Wall mounted Worcester combination gas boiler.

FIRST FLOOR LANDING

A central landing with a recessed shelved cupboard, access to loft space and radiator. Panel doors open off to:-

BEDROOM ONE 11' 9" x 11' 3" (3.58m x 3.43m) maximum measurements

Double glazed window to front. Recessed wardrobe and radiator.

BEDROOM TWO 10' 3" x 7' 2" (3.12m x 2.18m)

Double glazed window to rear. Recessed wardrobe and radiator.

BATHROOM

Double glazed window to rear. Fitted with a close coupled WC, pedestal wash hand basin and paneled bath. Part ceramic tiling to walls and radiator.

OUTSIDE FRONT

To the front of the property there is an open plan lawned space.

REAR GARDEN

The rear garden is enclosed and largely lawned.

AGENT'S NOTE

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

SERVICES

The property benefits from a metered water supply, mains drainage, mains electricity and mains gas.

DIRECTIONS

From Redruth railway station proceed down the hill bearing slight right at the first set of traffic lights. At the next set of lights turn left and continue along the road passing Trewergie school on the right hand side and after passing the entrance to Gilly hill on the right Town farm will be found next right where the property is first on the left hand side which is identified by a for sale board. If using what three words evenly.competing.avocado

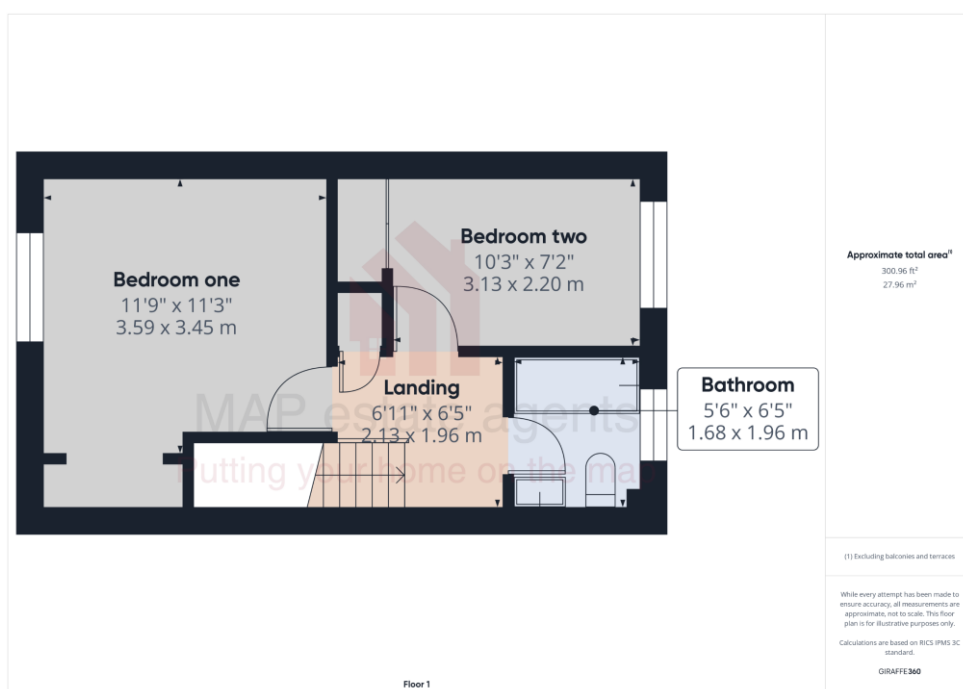


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- End terrace house in popular location
- Two double size bedrooms
- 14' Lounge
- 13' Kitchen/dining room
- First floor bathroom
- Gas central heating
- Double glazing
- Enclosed rear garden
- Requires updating and modernisation
- Chain free sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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