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**Southgate Street,
Redruth**

**£210,000
Freehold**





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Property Introduction

This beautifully presented charming character cottage is located just on the edge of Redruth town centre within proximity to all local amenities and the highly sought after Trewirgie Junior School.

A viewing is highly recommended to appreciate the property as it is presented to a good standard to include double glazing and gas central heating, a fitted kitchen, well maintained gardens and having the huge added bonus of garage/workshop to the rear.

Location

Redruth benefits from excellent transport links, with easy access to major roads and the nearby A30, connecting you to surrounding towns and cities. The nearby Redruth railway station provides convenient rail links, ensuring effortless commuting or exploring the picturesque Cornish countryside. Redruth is also home to Kresen Kernow which houses the worlds largest collection of archive and library material relating to Cornwall.

The A30 trunk road runs to the north of the town and gives a direct route out of the county. The north coast at Portreath is within five miles, Truro, the administrative and cultural centre of Cornwall is within ten miles and the south coast university town of Falmouth is within nine miles.

ACCOMODATION COMPRISES

Small shared front path with steps leading to double glazed front door to:-

INNER HALLWAY

Radiator. Door to under stairs storage cupboard. Opening to kitchen. Door to:-

LOUNGE 13' 2" x 13' 1" (4.01m x 3.98m) maximum measurements into alcoves

Double glazed window to front aspect with deep sill below. Beautiful inglenook fireplace housing a multi-fuel burning stove with attractive exposed stone work. Two radiators. Television and telephone points.

KITCHEN/BREAKFAST ROOM 11' 10" x 8' 3" (3.60m x 2.51m) plus alcove

Double glazed window to the rear aspect. Tiled flooring. Breakfast bar incorporating a built-in double oven and hob above. Built-in stainless steel sink unit. Range of built-in wall and base units. Spaces for fridge and dishwasher. Space for washing machine. Feature arch recess which would have originally housed a Cornish range. Radiator. Stairs to the landing. Door to pantry. Steps up to rear porch.

PANTRY 7' 10" x 3' 5" (2.39m x 1.04m)

Small window to the rear aspect. Built-in shelving. Space for freezer, etc.

REAR PORCH 5' 11" x 3' 5" (1.80m x 1.04m)

Built-in worktop with space below for tumble dryer. Wall mounted gas boiler. Tiled flooring. Double glazed door giving access to rear garden. Door to:-

BATHROOM

Double glazed frosted window to rear aspect. Heated towel rail. Low level WC, wash hand basin with vanity unit under and panelled bath with shower above.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 13' 4" x 11' 3" (4.06m x 3.43m) maximum measurements into alcoves

Double glazed window to the front aspect. Fireplace with alcoves to either side currently used as hanging space for clothes. 'Velux' Window with remote control blackout blind. Radiator.

BEDROOM TWO 9' 11" x 8' 5" (3.02m x 2.56m) L-shaped, maximum measurements

Double glazed window to front aspect. Radiator. Loft access (the loft is partly boarded and has a light).

OUTSIDE

Beautifully kept cottage style gardens. From the rear of the property you enter an enclosed section of garden with outside light and tap. Seating area with pathway steps which lead to the main garden, which is attractively presented mainly laid to lawn with a mixture of mature plants, and shrubs. Stairs leading to a good sized:-

GARAGE/WORKSHOP 15' 7" x 15' 7" (4.75m x 4.75m)

Light and electricity. Up and over door with uPVC door to side.

SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

From the Library in Clinton Road (opposite St Andrews Church) proceed along Clinton Road, at traffic lights bear slight left in to Southgate Street and the property will be identified on the left hand side. If Using What3Words: weep.gymnasium.somebody

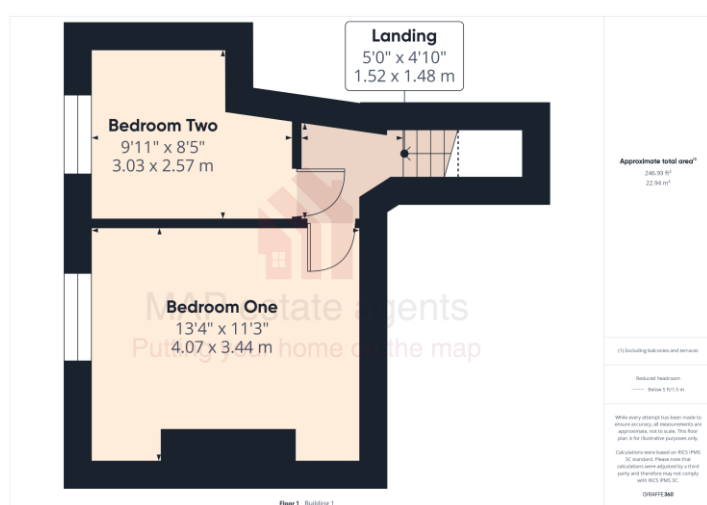
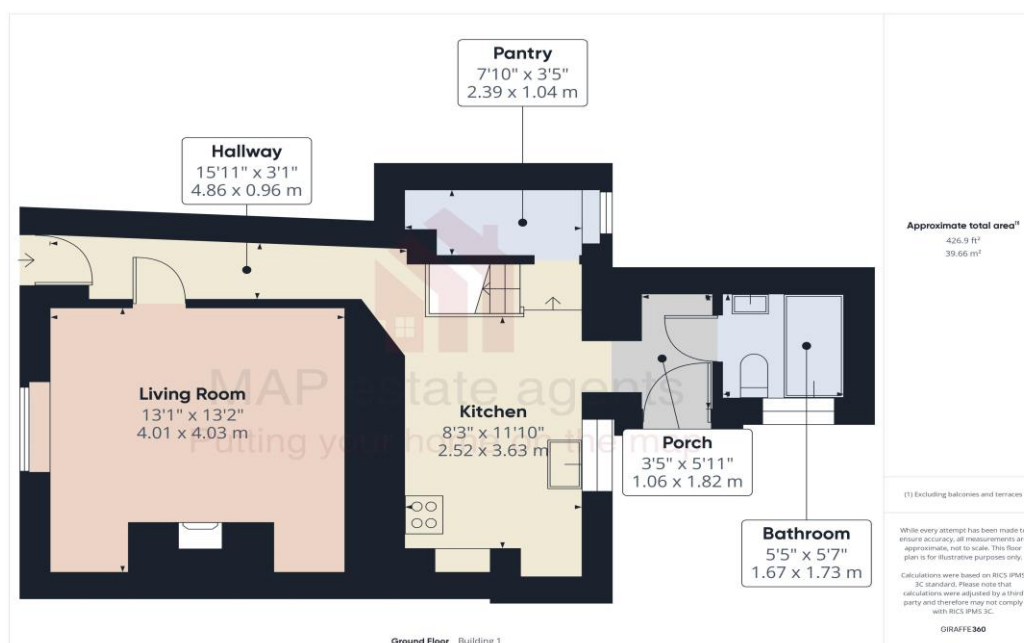


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		82
B (81-91)		
C (69-80)		
D (55-68)		54
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Mid-terrace cottage
- Lounge with Inglenook fireplace
- Kitchen with pantry
- Ground floor bathroom
- Double glazing
- Gas central heating
- Enclosed rear garden
- Garage/workshop
- May appeal to first time buyers
- Close to town centre



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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