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**Penhale Estate,
Redruth**

**£195,000
Freehold**





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Property Introduction

Superbly presented, this well cared for home is ideal as a first time purchase or investment property. Recently updated by our vendors, there are two bedrooms and a remodelled shower room on the first floor.

The entrance conservatory opens to the lounge, there is a refitted contemporary style kitchen and from here one will find a dining conservatory which enjoys an outlook over the enclosed rear garden. As part of the upgrading of the property uPVC double glazed windows have been fitted and there is a modern gas fired central heating system.

To the outside there are low maintenance gardens to the front and rear with the rear garden featuring ground cover shrubs and planted borders where there is a timber storage shed. In summary, this quality home requires a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Penhale Estate is situated on the north side of the town and is ideal for access to the A30. The town of Redruth offers a wide range of local retail outlets interspersed with traditional high street stores as well as an out of town supermarket. There is also a mainline railway station which provides direct access to London and the north of England, the A30 trunk road is within a quarter of a mile and the north coast at Portreath can be found within five miles.

Truro, the administrative and cultural centre of Cornwall will be found within ten miles and Falmouth on the south coast, which is Cornwall's university town is within eleven miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE CONSERVATORY 6' 4" x 4' 10" (1.93m x 1.47m)

Enjoying a triple aspect with double glazed windows and a ceramic tiled floor. uPVC double glazed door to:-

LOUNGE 17' 3" x 10' 1" (5.25m x 3.07m)

uPVC double glazed window to the front. Radiator and stairs to first floor. Door to:-

KITCHEN 17' 2" x 6' 8" (5.23m x 2.03m)

uPVC double glazed window to rear and uPVC double glazed door opening to dining conservatory. Recently refitted with a 'Shaker' style range of eye level and base units having adjoining square edge working surfaces and incorporating a stainless steel one and half bowl sink unit with mixer tap. The units have been arranged to form a breakfast bar, there is a built-in 'Bosch' eye level double oven, inset 'Bosch' gas hob with cooker hood over and space and plumbing for an automatic washing machine and tumble dryer. Ceramic tiled splashbacks, tiled floor and understairs storage cupboard.

DINING CONSERVATORY 9' 10" x 6' 6" (2.99m x 1.98m)

Enjoying a triple aspect with uPVC double glazed windows and uPVC door opening to rear. Tiled flooring, radiator and two wall lights.

FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the rear. Access to loft space. Airing cupboard containing gas 'Worcester' combination boiler and doors open off to:-

BEDROOM ONE 10' 2" x 10' 1" (3.10m x 3.07m)

uPVC double glazed window to the front enjoying distant views towards St Ives. Radiator.

BEDROOM TWO 10' 0" x 6' 9" (3.05m x 2.06m) L-shaped, maximum measurements

uPVC double glazed window to the front, again enjoying distant views towards St Ives. Radiator and overstairs cupboard.

SHOWER ROOM

uPVC double glazed window to the rear. Remodelled with a close coupled WC, vanity wash hand basin with mixer tap and corner shower enclosure with electric shower. Shower panelling to walls and radiator.

OUTSIDE FRONT

Virtually maintenance free with an open plan slate finish.

REAR GARDEN

The rear garden is enclosed, designed to be easy to maintain with largely pea gravel surfacing complemented by planted beds and mature hedging. Timber storage shed.

SERVICES

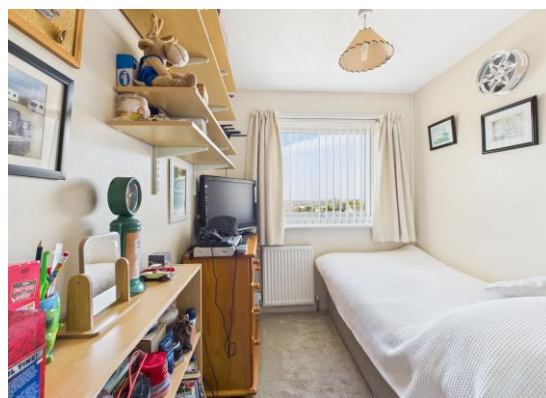
The property benefits from mains gas, mains electricity, mains water which is metered and mains drainage.

AGENT'S NOTE

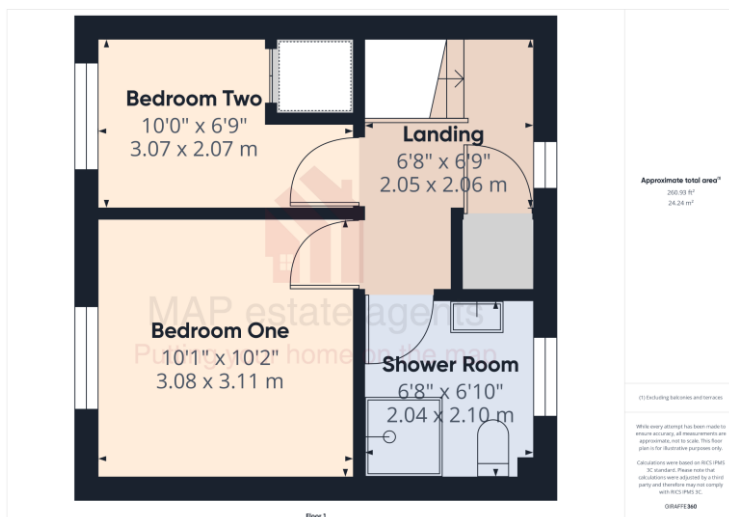
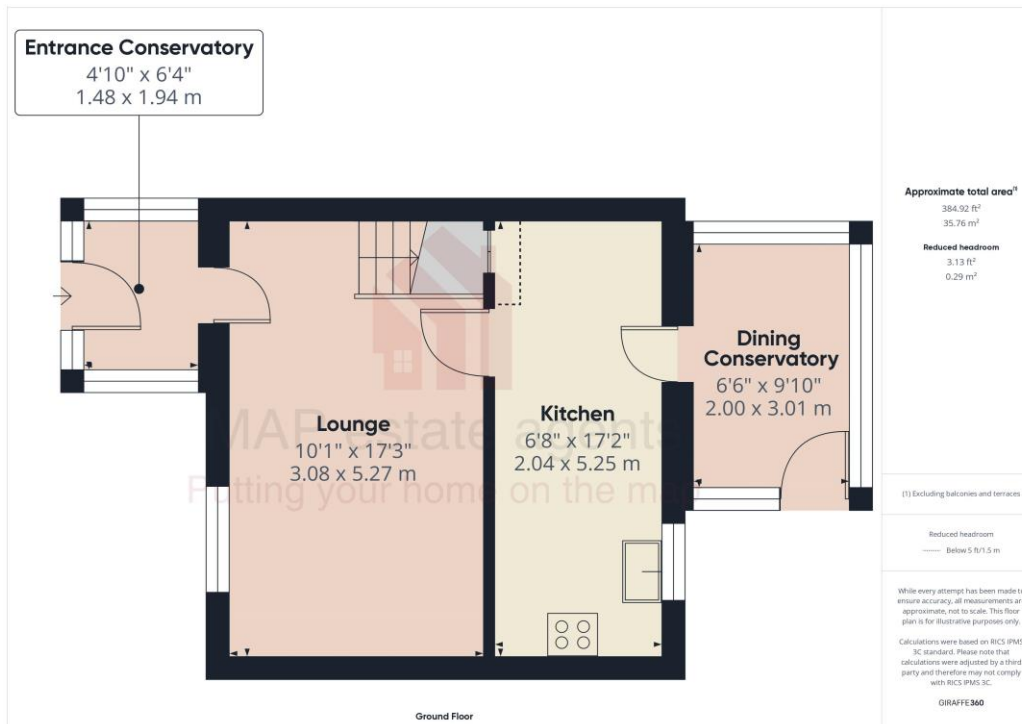
Please be advised the Council Tax band is band 'A'.

DIRECTIONS

From Redruth railway station proceed up the hill into Higher Fore Street, at the give way junction bear left into East End and then take the left turn into Drump Road. Continue down the full length of Drump Road and at a mini-roundabout bear right into North Street, take the first turning right into Strawberry Lane and continue turning right into Penhale Estate where the property will be found on the right hand side. If using What3words:-octagon.fraction.consonent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Modern terraced house
- Presented to a high standard
- Recently updated
- Two bedrooms
- Lounge
- Remodelled kitchen
- Dining conservatory to rear
- Re-styled first floor shower room
- uPVC double glazing and gas central heating
- Low maintenance gardens

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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