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**Bellevue,  
Redruth**

**£255,000  
Freehold**







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## Property Introduction

A very well presented mid-terrace character property located in an ideal location for accessing the local amenities of the town centre.

The accommodation showcases many character features associated with a property of this period such as exposed granite and open fireplace in the lounge whilst benefiting from double glazed windows and doors complemented by a gas fired central heating system.

Upon entering the property, an entrance hallway leads to an impressive lounge with an attractive bay window and fireplace, dining room with exposed granite leading into a well equipped modern kitchen along with a refitted shower room. To the first floor are three bedrooms and outside at the rear is a low maintenance garden on two levels with artificial grass.

## Location

Redruth is an historic former mining town situated just off the A30 therefore ideal for accessing other areas within the county. Within the town centre are a variety of retail shops along with a mainline railway station operating to London Paddington. The majestic north coast is also within a reasonable travelling distance, famed for its surfing beaches such as Porthtowan, Portreath and St Agnes with beautiful cliff top walks.

The cathedral city of Truro lies approximately ten miles distant being the main centre in Cornwall for business and commerce offering a wider range of retail outlets and is also home to the Hall for Cornwall.

## ACCOMMODATION COMPRISES

Entrance door opening to:-

### ENTRANCE HALLWAY

Feature archway, staircase to first floor. Laminate flooring. Radiator with radiator cover. Doors off to:-

### LOUNGE 11' 8" x 10' 11" (3.55m x 3.32m) plus bay

Attractive bay double glazed window to front elevation, feature fireplace with wood surround and mantel. Ornate coving, pine door giving access into the hallway.

### DINING ROOM 10' 9" x 9' 7" (3.27m x 2.92m)

Built-in storage cupboards. Laminate flooring. Radiator. Archway with exposed granite leading to:-

### KITCHEN 13' 5" x 9' 5" (4.09m x 2.87m) maximum measurements

Double glazed window to rear and double glazed door to exterior. One and a quarter stainless steel sink unit with mixer tap. A good range of wall and floor mounted cupboards, a range of work surfaces. Three drawer storage units. Built-in cooker, hob with stainless steel extractor and splashback. Radiator. Gas fired boiler, plumbing for automatic washing machine and exposed granite wall. 'Velux' window, built-in louvre door storage cupboard and archway leading into the hallway.

### SHOWER ROOM

This room has been refitted with a uPVC double glazed window to the rear elevation. Walk-in shower, close coupled WC, pedestal wash hand basin with attractive splashback and tiled surround with mirror cupboard over. Chrome heated towel rail and tiled floor.

### HALF LANDING

Double glazed window to rear elevation.

### FIRST FLOOR LANDING

Pine doors off to:-

### BEDROOM ONE 10' 4" x 9' 11" (3.15m x 3.02m) maximum measurements

Double glazed window to rear elevation. Radiator.

### BEDROOM TWO 11' 4" x 9' 0" (3.45m x 2.74m) maximum measurements, plus door recess

Double glazed window to front elevation. Radiator.

### BEDROOM THREE 8' 4" x 6' 10" (2.54m x 2.08m) maximum measurements

Double glazed window to front elevation. Radiator.

### OUTSIDE FRONT

Immediately to the front of the property a gateway leads directly to the property via a concrete path.

### REAR GARDEN

Arranged on two levels with artificial grass and therefore requiring little maintenance. There is a useful outside tap and a pathway gives access to a pedestrian gateway. Within the garden there are some custom made seats incorporating a bedding area for plants.

### SERVICES

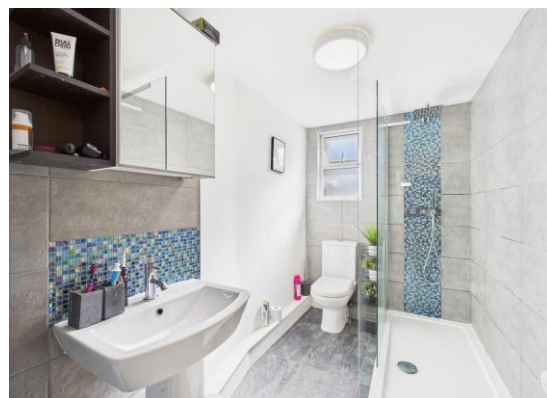
Mains water, mains drainage, mains electric and mains gas.

### AGENT'S NOTE

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

### DIRECTIONS

Proceeding along green Lane in Redruth turn left into Bellevue, following the road around to the right hand side where the property is located on the left hand side where a MAP For Sale sign has been erected for identification purposes. If using What3words:- slurred.dent.snacking

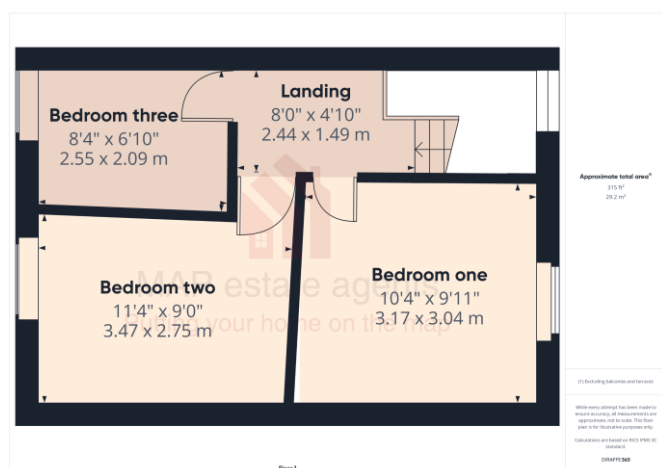


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		87
C (69-80)		
D (55-68)	69	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Well presented mid-terrace property
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Ground floor refitted shower room
- Double glazing
- Gas central heating system
- Many characteristic period features
- Enclosed low maintenance rear garden
- Ideal position for accessing local amenities



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