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**Paulls Row,  
Redruth**

**£190,000  
Freehold**







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## Property Introduction

Situated close to the centre of town, this terraced cottage is being offered for sale with no onward chain.

Benefiting from two bedrooms on the first floor, there is a separate lounge and dining room, a fitted kitchen and a shower room. The cottage is warmed by a gas fired boiler supplying radiators and there is double glazing.

To the outside the rear features a full width paved patio, ideal for sitting out on and steps lead down to a hard standing giving access to a garage/workshop with pedestrian access to the rear. The garage has been extended and this restricts access, however removing the extended section would create a usable garage for parking.

Ideal as a first home, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

Paulls Row is situated off Bellevue and is within a short walk of the town centre, Redruth offers a range of both national and local shopping outlets and there is a mainline railway station with direct links to London Paddington and the north of England.

The A30 trunk road runs to the north of the town and gives a direct route out of the county, Truro, the administrative and cultural centre of Cornwall is within ten miles and Falmouth on the south coast, which is Cornwall's university town is within a similar distance, whilst the north coast village of Portreath is a five mile drive.

## ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

## HALLWAY

Laminate flooring and doorways off to:-

## LOUNGE 9' 0" x 8' 7" (2.74m x 2.61m) maximum measurements

uPVC double glazed window to the front. Focusing on a Bradstone fire surround and hearth (not in use), laminate flooring and radiator.

### **DINING ROOM 11' 9" x 9' 3" (3.58m x 2.82m) maximum measurements**

Single glazed window to kitchen. Two, two door alcove cupboards, laminate flooring and radiator. Stairs to first floor and doors open off to:-

### **SHOWER ROOM**

uPVC double glazed window to rear. Featuring a corner shower enclosure with plumbed shower, vanity wash hand basin incorporating a concealed cistern WC and with extensive ceramic tiled walls. Radiator.

### **KITCHEN 9' 1" x 6' 7" (2.77m x 2.01m) maximum measurements**

uPVC double glazed door and window to the rear. Fitted with a range of base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in cooker with ceramic hob over, wall mounted 'Worcester' combination gas boiler and extensive ceramic tiled splashbacks. Tiled floor and space and plumbing for an automatic washing machine.

### **FIRST FLOOR LANDING**

Doors off to:-

### **BEDROOM ONE 12' 2" x 8' 8" (3.71m x 2.64m) maximum measurements**

Two uPVC double glazed windows to the front. Laminate flooring and radiator.

### **BEDROOM TWO 9' 8" x 8' 11" (2.94m x 2.72m) maximum measurements**

uPVC double glazed window to the rear enjoying distant views towards the north coast. Recessed storage cupboard with steps leading up to the loft, laminate flooring and radiator.

### **OUTSIDE REAR**

To the rear there is an enclosed garden area with a raised patio seating space and steps lead down to a hard standing which gives pedestrian access to the rear service lane and to the:-

### **GARAGE 17' 11" x 9' 8" (5.46m x 2.94m) PLUS 9' 1" x 5' 11" (2.77m x 1.80m)**

Up and over door and having two windows to the side and courtesy door and window to rear. It should be noted that the garage has been extended and at present would be difficult to access with a vehicle. Removing the extension to revert to the original garage size would allow for access.

### **SERVICES**

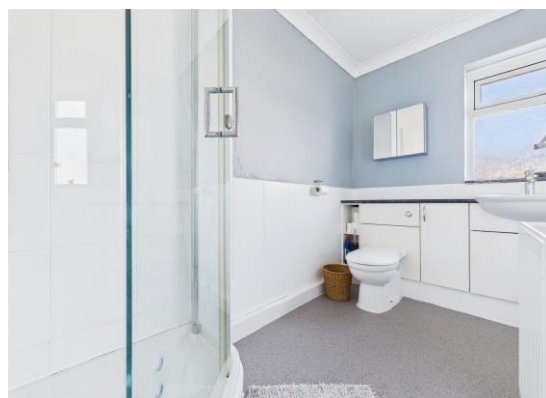
Mains water, mains drainage, mains electric and mains gas.

### **AGENT'S NOTE**

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

### **DIRECTIONS**

From Redruth Railway Station proceed down the hill turning slight right at the first set of traffic lights at the next set of traffic lights turn slight right and at the next set of traffic lights carry on straight across and with the Services Careers Centre on your left hand side, turn right into Nettles Hill and at the junction with Green Lane turn left and then second right into Bellevue, continue to the top of Bellevue and turning right Paulls Row will be found on the right hand side. If using What3words:- ejects.pizzeria.tops

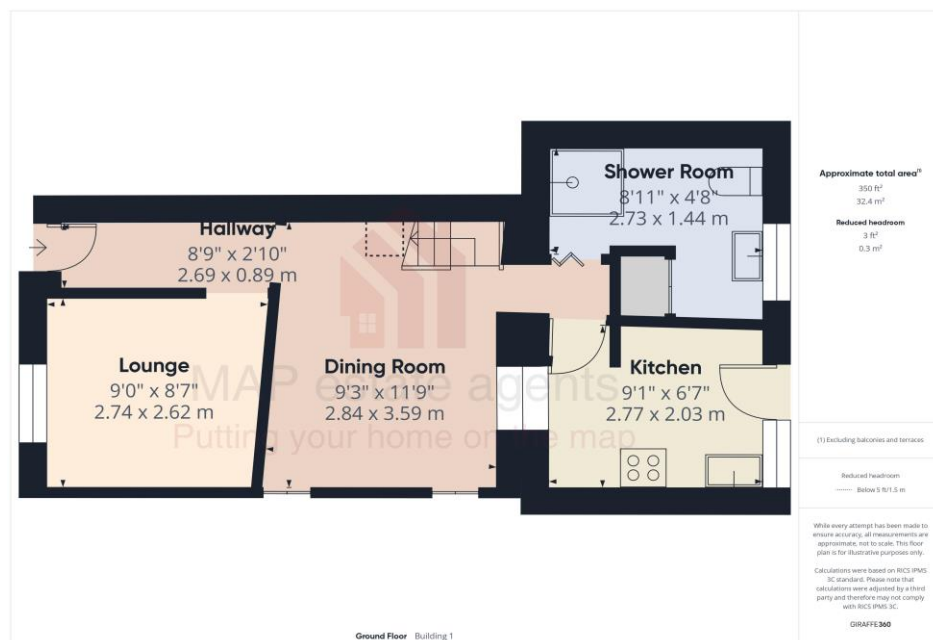


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	82
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Chain free sale
- Close to town centre
- Two bedrooms
- Lounge
- Dining room
- Fitted kitchen
- Ground floor shower room
- Gas central heating
- Enclosed courtyard to rear
- Garage/workshop



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01326 702400 (Helston & Lizard Peninsula)

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