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**North Country,
Redruth**

**£275,000
Freehold**





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Property Introduction

Enjoying a rural outlook and with the benefit of being offered for sale with no onward chain. 'Valley View' is a middle terrace of three cottages set down a lane and enjoying a high level of privacy. Ideal as a family home, there are three bedrooms and a family bathroom on the first floor whilst on the ground floor is a 13' kitchen/diner and a 20' lounge which focuses on a woodburning stove. The cottage is double glazed and unusually for such a rural property, there is mains gas central heating. Approached from the rear, there is a garage and additional parking whilst to the front the enclosed garden is secure for pets and younger children, largely lawned with a decked patio and borders farmland.

This is a rare opportunity to purchase a rural property which is far from isolated, within a short drive of Redruth and the A30 and within walking distance to Redruth school. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated within a mile of the major town of Redruth and less than a quarter of a mile from the A30, the north coast beaches of Porthtowan and Portreath are within two and three miles respectively. The major town of Redruth offers a comprehensive range of local and national shopping outlets, there is a mainline railway station which connects to London Paddington and the North of England and Redruth is also home to Kresen Kernow which is a major resource for those researching their Cornish roots.

Truro, the commercial and cultural centre of Cornwall is within eleven miles and Falmouth on the south coast, which is Cornwall University town is within thirteen miles.

ACCOMMODATION COMPRISSES

Approached from the rear there is a uPVC double glazed door to:-

HALLWAY

With a tiled floor, walk-in cupboard and wall mounted 'Ideal' combination gas boiler. Door open off to:-

KITCHEN/DINER 13' 4" x 10' 11" (4.06m x 3.32m)

Enjoying a dual aspect with uPVC double glazed windows to the rear and side. Refitted with a range of matt white eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in stainless steel oven with four ring gas hob and

cooker hood over, dishwasher and space for automatic washing machine. Attractive ceramic tile splash back, ceramic tiled floor, radiator, spotlighting. Door to:-

ATTACHED STORE 9' 5" x 6' 8" (2.87m x 2.03m)

Door to the rear and single glazed window. Drop down steps lead to additional mezzanine storage.



LOUNGE 20' 3" x 10' 6" (6.17m x 3.20m) maximum measurements

Two uPVC double glazed windows to the front. Focusing on a wood fire surround with recessed woodburning stove set on an extensive slate hearth. Radiator and stairs to first floor. Doorway to:-

PORCH

Sliding double glazed patio doors to the front and ceramic tiled floor.

FIRST FLOOR LANDING

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



BEDROOM ONE 11' 6" x 10' 3" (3.50m x 3.12m)

uPVC double glazed window to the front enjoying far reaching rural views. Radiator and laminate flooring.



BEDROOM TWO 8' 11" x 7' 3" (2.72m x 2.21m)

uPVC double glazed window to the front with far reaching rural views. Recessed two door wardrobe, laminate flooring and radiator.

BEDROOM THREE 13' 5" x 9' 0" (4.09m x 2.74m) plus door recess

uPVC double glazed window to the rear with a view towards farmland.

BATHROOM

uPVC double glazed window to the side. Remodelled with a close coupled WC, pedestal wash hand basin and panelled bath with mixer shower. Ceramic tiled walls and ceramic tiled floor. Radiator.



OUTSIDE REAR

From the lane gates open to a paved parking area with covered car port and there are steps down to the access door featuring raised planters and there is an external water supply.

GARAGE 19' 9" x 9' 6" (6.02m x 2.89m)

Roller door and power connected.

OUTSIDE FRONT

To the front of the property there is an enclosed mainly lawned garden with extensive decked seating area ideal for outside entertaining and with mature hedging and a productive plum tree. Timber shed.

SERVICES

The property benefits from mains water, mains gas, mains electricity and there is private drainage using a septic tank.

AGENT'S NOTES

Please be advised that the property's Council Tax Band is band 'B'.

DIRECTIONS

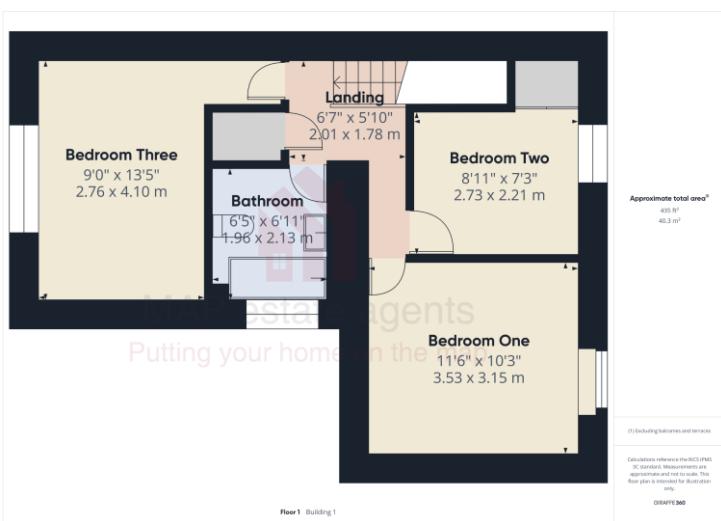
Heading west on the A30, approaching the Avers interchange, exit the road and take the fifth exit heading toward Porthtowan, after passing a petrol station on your left hand side, take the next turning left into a lane and continue along the lane for its full length where the property will be identified close to the end of the lane on the right hand side. If using What3Words:- decisions.flamingo.shovels.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	63	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Rural location with 'no through road' access
- Three bedrooms
- 20' Lounge
- Fitted kitchen/diner
- Attached storage
- uPVC double glazing
- Mains gas central heating
- Garage and parking
- Enclosed private front garden
- Chain free sale



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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