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Putting your home on the map

**East Court,
Redruth**

**£250,000
Freehold**





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Property Introduction

A beautifully presented end terrace modern family home situated in a tucked away cul-de-sac position just off east End in Redruth.

The property is being offered for sale chain free and represents an ideal opportunity for purchasers looking for a low maintenance property with the benefit of uPVC double glazed windows and doors, electric heating system along with a solar panel. Internally, is a generous size lounge/diner along with uPVC double doors accessing the rear garden with side access leading to the front.

Additional accommodation comprises of three bedrooms, family bathroom, fitted kitchen and a cloakroom while externally to the front are two allocated parking spaces. From the rear elevation is a pleasant view towards Carn Brea monument and castle.

Location

Redruth is a historic former mining town situated just off the A30 therefore ideal for accessing other areas within the county. The town centre offers a variety of retail shops along with a mainline railway station operating to London Paddington.

In the centre of Redruth is The Buttermarket, a vibrant food hall set in an historic courtyard with a range of businesses serving street food favourites alongside fresh, creative plates blended with live music events and markets. Redruth is also home to Kresen Kernow which has the world's biggest collection of archive and library material relating to Cornish history.

Also within the town is Cornwall's largest creative hub - 'Krowji' which provides studios and workspaces for a wide range of creative businesses at the Old Grammar School buildings within a connected, supported, professional, creative and vibrant working environment.

The majestic north coast is also within a reasonable travelling distance famed for its surfing beaches such as Porthtowan, Portreath and St Agnes, as well as cliff top walks. The cathedral city of Truro lays approximately ten miles distance being the main centre in Cornwall for business and commerce offering a wide range of retail outlets and is also home to the Hall For Cornwall.

ACCOMMODATION COMPRISES

ENTRANCE

uPVC double glazed door to exterior. Electric wall mounted radiator. Access to:-

CLOAKROOM

Double glazed window. Wash hand basin, close coupled wc.

KITCHEN 12' 0" x 8' 3" (3.65m x 2.51m) plus staircase

Double glazed window. One and a quarter stainless steel sink unit with mixer tap, a good range of base and wall mounted storage cupboards and work surfaces. Plumbing for automatic wash machine. Dishwasher, oven, hob with extractor fan over. Four drawer storage unit. Part tiled walls. Downlighters. Staircase to first floor. Part glazed door giving access to :-

LOUNGE/DINER 15' 9" x 14' 6" (4.80m x 4.42m) maximum measurements

Double glazed window and double glazed doors to exterior. Electric wall heater. Attractive fire surround, laminated flooring, understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft, storage cupboard with electric boiler. Access to :-

BEDROOM ONE 11' 7" x 8' 7" (3.53m x 2.61m)

Double glazed window. Electric wall mounted heater. Built in wardrobe.

BEDROOM TWO 9' 7" x 7' 9" (2.92m x 2.36m) maximum measurements

Double glazed window. Electric wall mounted radiator, laminated floor.

BEDROOM THREE 7' 3" x 6' 3" (2.21m x 1.90m)

Double glazed window. Electric wall mounted radiator. Laminated floor.

BATHROOM

Bath with shower over. Tiled surround. Vanity wash hand basin with double storage cupboard over, tiled splash back and mirror over. Chrome heated towel rail. Tiled floor. Shaver point.

OUTSIDE

Immediately to the front of the property are two allocated parking spaces while to the rear is an enclosed paved garden enjoying pleasant views towards Carn Brea castle and monument with side access and pedestrian pathway leading to the front.

AGENT'S NOTES

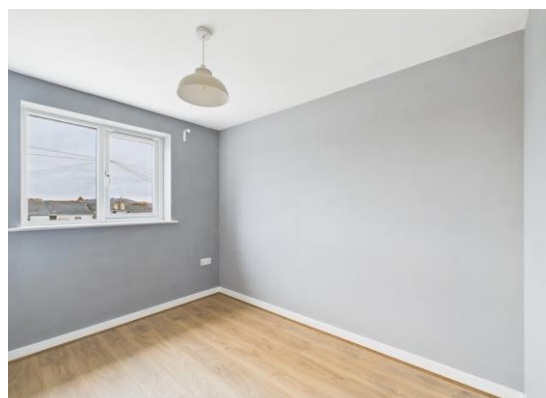
Please be advised that the Council Tax band for this property is band 'B'. NB The tarmac parking area is owned by East Court management LTD which is owned by each homeowner. No management fees are payable.

SERVICES

The property benefits from mains drainage, mains water and mains electricity.

DIRECTIONS

Proceeding along Mount Ambrose, at the minimart roundabout go straight across continuing into East end taking the last left hand turn which gives access to East Court where the property is located on the right hand side. If using What3Words :- discern.flock.intrigues.

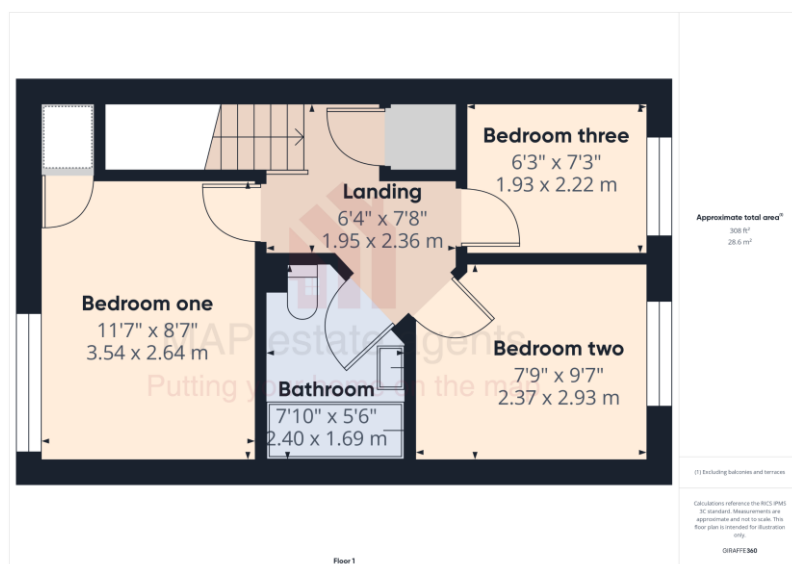


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Immaculate end terraced property
- Situated in a tucked away cul-de-sac position
- Three bedrooms
- Generous size lounge/diner with uPVC double doors to exterior
- Fitted kitchen
- Family bathroom to first floor, ground floor cloakroom
- uPVC double glazing, electric heating system
- Solar panels
- Two parking spaces plus enclosed paved rear garden
- Ideal location for access 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)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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