



MAP estate agents
Putting your home on the map

**Park Bottom,
Redruth**

**Auction Guide Price £110,000+
plus fees
Freehold**





**Park Bottom,
Redruth**

**Auction Guide Price £110,000+ plus fees
Freehold**

Property Introduction

For sale by Auction on 11th December 2025 in conjunction with Clive Emson Auctioneers. For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

This end-terrace cottage would now benefit from some updating and modernisation. There are two double size bedrooms on the first floor whilst the ground floor offers a lounge, re-fitted kitchen, shower room and store. There is uPVC double glazing to the windows and heating is provided by electric night storage heaters.

To the outside, the cottage is set back from the road and a pathway leads to the entrance door, the rear garden is enclosed, largely lawned and features a timber shed. Offering potential for a buyer to improve a property to their own taste, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Park Bottom is conveniently located for access to the nearby village of Illogan, schooling is within walking distance and there is a well respected local Public House serving meals together with a late night store nearby. The major town of Redruth will be found within two and a half miles, here there are a range of local and national shopping outlets together with a mainline Railway Station which connects with London Paddington and the north of England and the A30 trunk road runs to the north of the town.

Redruth is home to Kresen Kernow which is the largest collection of Cornish historical artifacts and a mecca for those researching their past. Truro, the administrative and cultural centre of Cornwall, will be found within fourteen miles, Falmouth on the south coast, which is Cornwall's university town, will be found within twelve miles and the north coast village of Portreath, which is noted for its sandy beach and active harbour is within four miles.

ACCOMMODATION COMPRISES

Storm porch with aluminium double glazed door opening to:-

ENTRANCE VESTIBULE

Doors opening off to:-

uPVC double glazed window to the rear. Fitted with a close coupled WC, pedestal wash hand basin and shower enclosure with 'Mira' sport electric shower. Wall mounted fan heater and night storage heater. Fortic tank for hot water.

uPVC double glazed to the front.

uPVC double glazed window to the rear. Remodelled in 2021 with a range of eye level and base gloss white units having adjoining roll top edge working surfaces and featuring a porcelain single drainer sink unit with mixer tap. Built-in 'Zanussi' stainless steel oven with 'Zanussi' ceramic hob and hood over, integrated fridge and freezer and space and plumbing for an automatic washing machine. Open beamed ceiling, turning stairs to first floor and electric night storage heater. Door to:-

uPVC double glazed window to the front. Focusing on a wood fire surround with tiled back and slate hearth (not in use) with alcoves to either side featuring half height cupboards. Night storage heater.

A central landing with doors opening off to:-

uPVC double glazed window to the front. Canopy ceiling, fire surround (sealed) and electric night storage heater.

uPVC double glazed window to the rear enjoying an outlook across farmland.
Electric night storage heater.

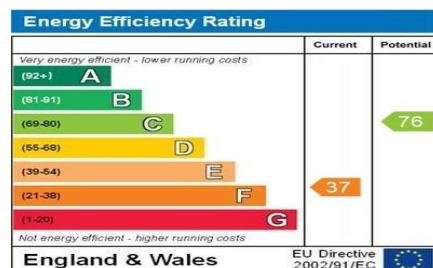
To the front of the property, there is a riven slab pathway and entrance which leads to the front door and continues along the side of the cottage.

The rear garden is enclosed, largely lawned with mature shrubs and hedging and has a timber storage shed. There is a pedestrian right-of-way to the nextdoor neighbour.

Mains water (metered), mains electricity and mains drainage.

The Council Tax Band for this property is Band 'B'.

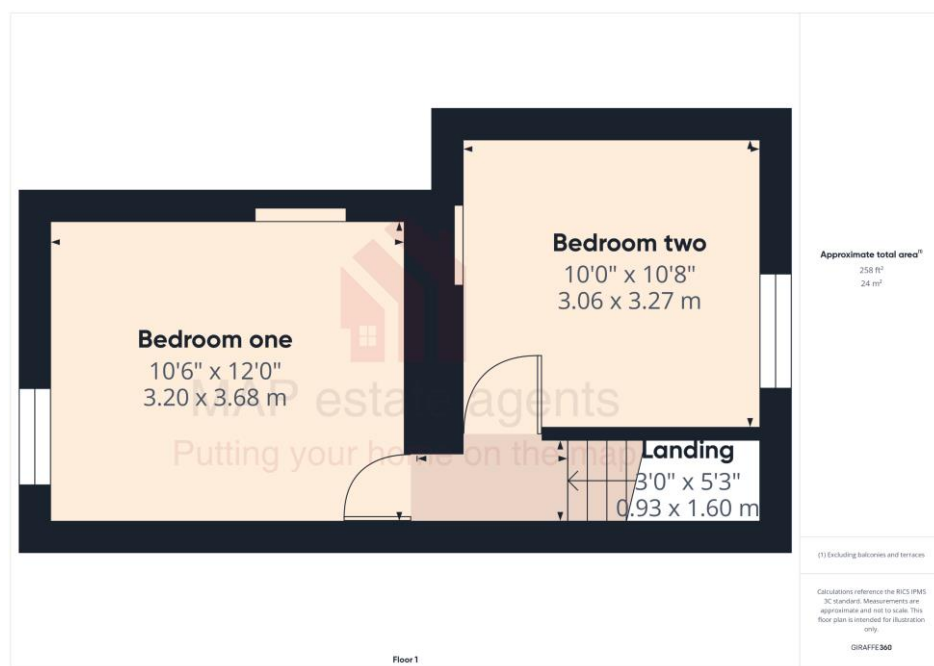
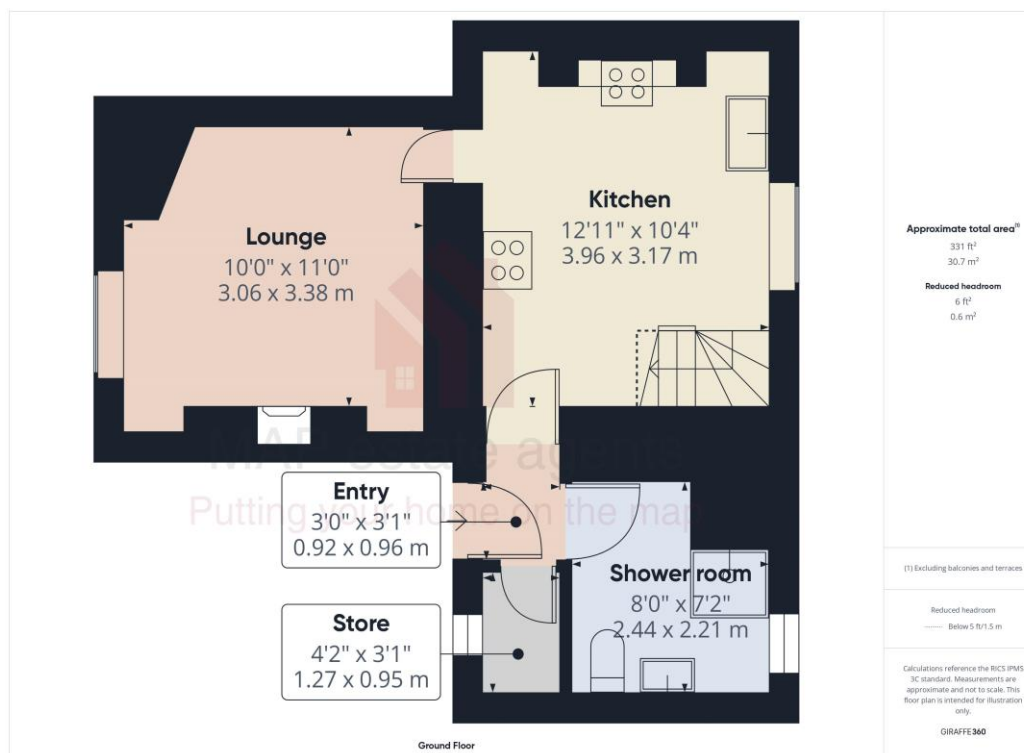
From Illogan Highway, continue heading towards Camborne and after passing 'Morrisons' supermarket on your left hand side, in the centre of Pool, at a roundabout take the third exit into Church Road and after passing Pool School on the right, continue under the A30 trunk road and take the next turning right into Park Road and at a staggered junction with a Public House on your right-hand side, turn right into Treloweth Terrace where the property will be identified on the right-hand side. If using What3words: bikers.segmented.planting





MAP's top reasons to view this home

- Stone fronted end-terrace cottage
- Requires some updating
- Two double size bedrooms
- Lounge
- Re-fitted kitchen
- Ground floor shower room
- Electric storage heating
- uPVC double glazing
- Enclosed rear garden
- Online auction in conjunction with Clive Emson, 11th December 2025



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

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.