



## Wesley Street, Redruth

### Offers in excess of £130,000



 3
  1
  2

EPC rating: D

- Available by modern method of auction
- Investment Property

- Renovation Project
- Successful Rental Prospects
- Close to Town Centre

## Description

Discover the potential in this spacious three-bedroom semi-detached property, perfect for those looking to invest in a traditional family home ripe for development. After being tenanted for some time, the landlord has decided to sell, offering an exciting opportunity for modernization.

This charming property boasts ample living space, including a generous living room, a separate dining area, and a functional kitchen that awaits your personal touch. The three well-sized bedrooms provide plenty of room for family life or home office setups. The family bathroom, though functional, presents an excellent opportunity for a stylish update.

Outside, the property benefits from a rear area where previous occupants with a small car managed to drive down the tight lane. The back garden offers potential for landscaping and outdoor entertaining, making it a perfect canvas for those with a bit of vision.

Situated just past the top of Redruth High Street, this home provides fantastic access to local amenities, including shops, cafes, and schools. The location is ideal for commuters, with excellent links to the railway, bus network, and major roadways.

Whether you're an investor looking to add value or a family ready to create your dream home, this property is a must-see.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Photographs



## Rooms

### Lounge

Cosy with high ceilings and a log-burning stove  
3.64m x 3.34m (11'11" x 11'0")

### Dining Room

This room leads to the kitchen and the lounge areas  
3.72m x 2.84m (12'2" x 9'4")

### Kitchen

Galley kitchen leading to the rear hallway and bathroom  
2.24m x 2.23m (7'4" x 7'4")

### Bathroom

Located to the rear of the ground floor. Separate shower and bath  
2.45m x 1.61m (8'0" x 5'4")

### Bedroom 1

Located on the first floor to the rear of the house. Double room  
3.74m x 2.94m (12'4" x 9'7")

### Bedroom 2

Located at the front of the first floor. Double room  
3.63m x 2.31m (11'11" x 7'7")

### Bedroom 3

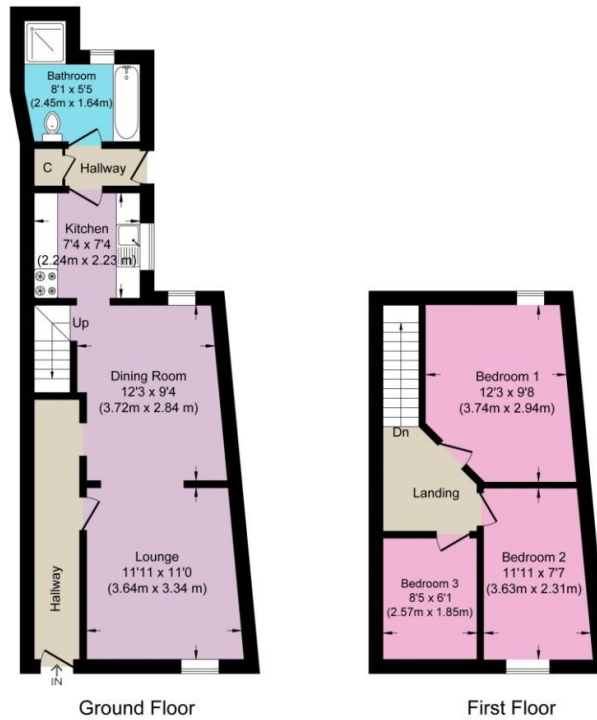
Single room located to the front of the first floor  
2.57m x 1.85m (8'5" x 6'1")



## More photographs



## Floorplan



### 8 Wesley Street

Approximate Gross Internal Area = 74.06 sq m / 797.17 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Map

