



Laskowski
&Co



51 West End, Redruth, TR15 2SQ

Guide Price £210,000

A beautifully renovated 2 double bedroom cottage, located a short distance from Redruth town centre and within walking distance of the towns many amenities. This period home has undergone a great deal of work by the current owner and comprises, on the ground floor: living room with open fire, dining room (which could serve as a third bedroom), well appointed modern kitchen, bathroom with roll-top bath and rainfall shower, whilst on the first floor are the 2 good double bedrooms. To the rear of the cottage is a small enclosed rear courtyard. The historic town of Redruth is well served, with a number of local amenities including cinema, mainline railway station and recently opened 'The Buttermarket' with its range of modern eateries.

Key Features

- Charming 2 double bedroom character cottage
- 2 reception rooms
- Long stay public car park within 200 yards
- Enclosed rear courtyard
- Beautifully renovated to a high standard
- Well appointed kitchen
- Gas central heating and double glazing
- EPC rating D



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Hardwood front door to:-

SITTING ROOM

12'9" x 12'0" (3.90m x 3.68m)

Cast iron fireplace with open fire. Double glazed window to front elevation with deep sill. Stairs to first floor with large under-stair cupboard and window to rear courtyard. Cupboard housing electricity meter.

DINING ROOM

12'11" x 8'2" (3.94m x 2.50m)

A second reception room which could be utilised as a third bedroom, if required. Double glazed window to front elevation with deep sill and attractive shutters. Radiator.

KITCHEN

8'2" x 14'4" (overall) (2.50m x 4.37m (overall))

Range of base, wall and drawer units with English oak worktops and hand painted tiled splashbacks. Plumbing for dishwasher, space for range cooker with extractor hood. Space for full height fridge/freezer. Belfast sink with extendable mixer tap. Beamed ceiling, Cornish slate tiled flooring, radiator. Double glazed window and door to rear courtyard. Timber latch door to:-

BATHROOM

8'0" x 5'8" (2.44m x 1.75m)

Free standing roll-top bath with rainfall shower, separate hand held attachment and tiled surrounds, low flush WC, wash hand basin set in vanity unit. Radiator, tiled flooring. Double glazed window to rear elevation. Utility cupboard with plumbing for washing machine and space for tumble dryer.

Turning staircase to:-

FIRST FLOOR HALF LANDING

Double glazed window to rear elevation with deep sill.

MAIN LANDING

Doors to bedrooms.

BEDROOM ONE

11'10" x 9'8" (3.63m x 2.97m)

A double bedroom with double glazed window to front elevation with deep sill. Radiator, ample space for bedroom furniture. Loft access.

BEDROOM TWO

12'11" x 8'10" (3.94m x 2.70m)

Another double bedroom with double glazed window to front elevation, radiator, ample space for bedroom furniture.

THE EXTERIOR

REAR COURTYARD

Enclosed, paved and walled, space for washing line.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band A - Cornwall Council.

AGENT'S NOTE

The property does not have off-road parking; however, there is a public long stay car park approximately 200 yards away, where we understand an annual permit can be purchased.

TENURE

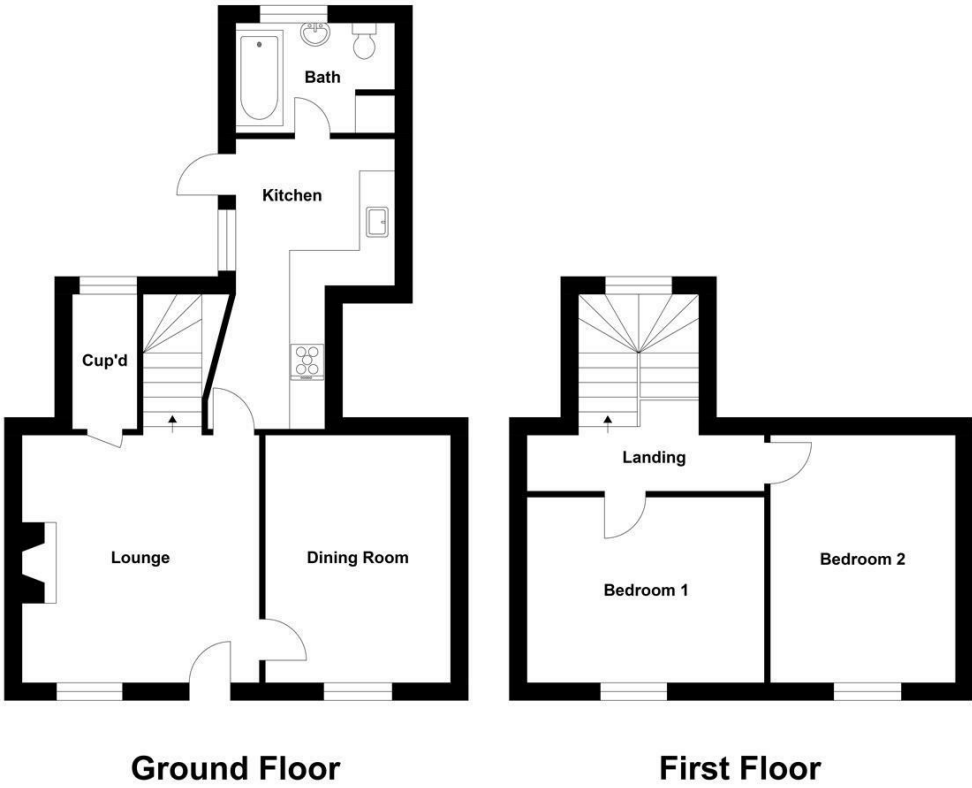
Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.