



35 Park Road,  
Redruth

LODGE & THOMAS  
ESTABLISHED 1892



35 Park Road,  
Redruth, Cornwall TR15 2JG

**Guide Price - £345,000    Freehold**

*A most attractive family home that has been extensively refurbished and remodelled to form an immaculately presented high spec, period property.*

- Four bedrooms
- Two reception rooms
- Luxury kitchen and bathroom
- New roof, gas central heating & uPVC double glazing
- Secure garden & new double garage





## The Property

This stone fronted character home has been in its current ownership for over 20 years. During that time, it has been diligently upgraded and improved to feature uPVC double glazing, gas central heating and a new roof.

A particular feature is the kitchen which has been fitted with a range of gloss black units and has been opened up into a breakfast area under a glazed roof, which in turn floods the kitchen and dining room with natural light. The two reception rooms each have wood burners in the fireplaces. There are three first floor bedrooms and luxurious refitted bathroom with a bath and separate shower cubicle. A further fourth bedroom has been created in the attic (Building Regulations pending).

Outside there is on-road parking to the front and an enclosed front garden. To the immediate rear is a level and secure garden with views towards Carn Brea. At the bottom of the garden is a newly built 6.5m x 4.4m detached double garage with electric, remote control roller door, a useful attic, a utility area and a wc.



## EPC C Council Tax Band B

### Services

Mains drainage, electricity, water and gas are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Agent's Note

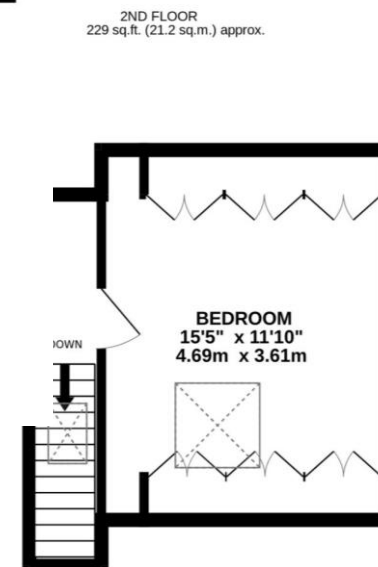
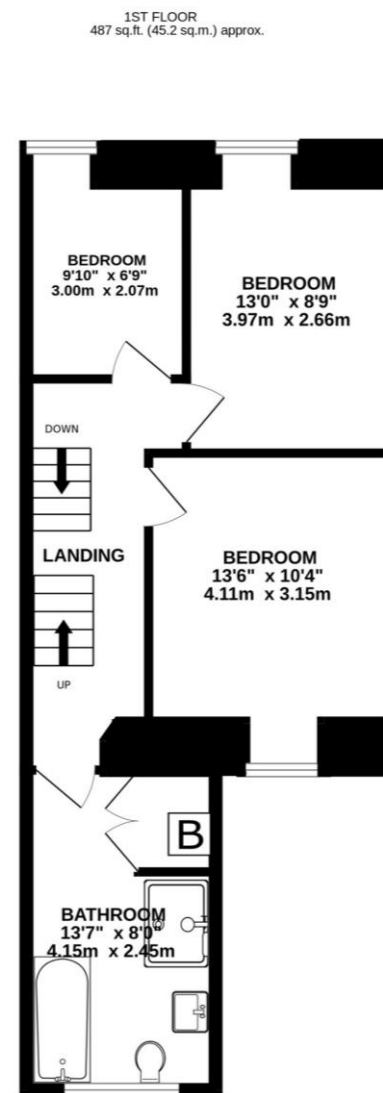
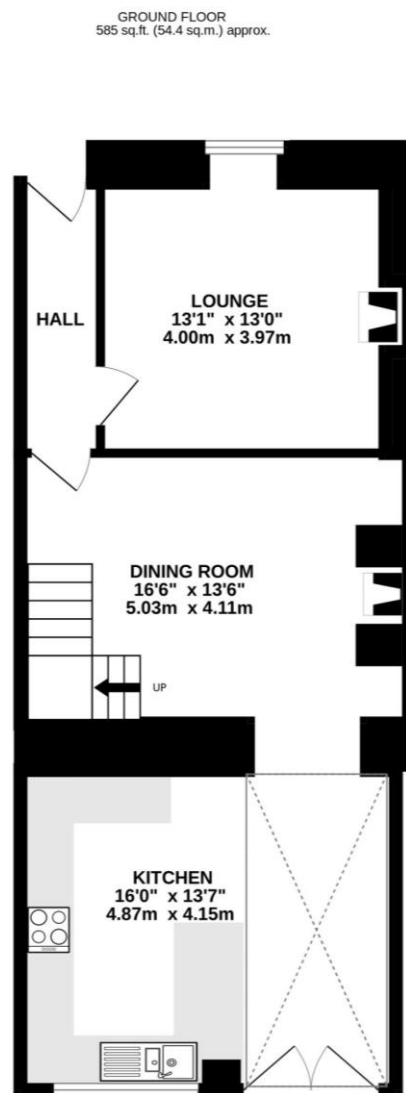
At the time of receiving instructions, the vendor is awaiting receipt of a Building Regulations Certificate for the attic bedroom, which would be the fourth bedroom.

### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise



### Location

Park Road is a quietly located cul-de-sac on the southern side of this historic town. A wide range of shopping, schooling, business and health amenities can be found within a 1 mile radius including a mainline railway station, with the A30 just 1 ½ miles away, Helston 11 miles, Falmouth 11 miles and Truro 12 miles.

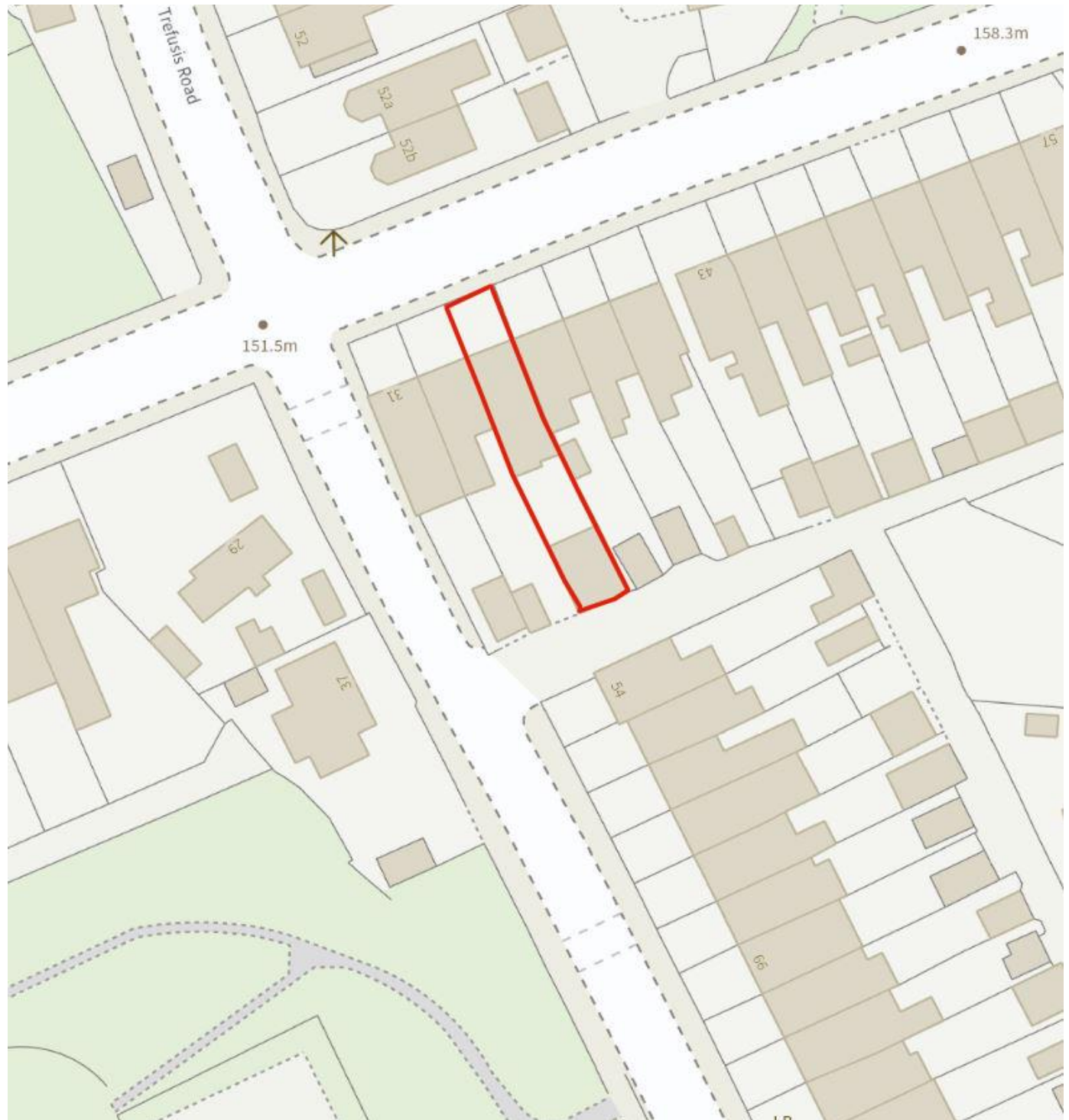
### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722  
email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

Leave the A30 at Scorrier and follow the A3047 to the roundabout in front of the Factory Shop. Here bear left onto the A393 Sandy Lane. At the end of this road, bear right onto the B3300 South Downs/Southgate Street. At the traffic lights take the third exit into Clinton Road and the first right into Park Road, where the property for sale will be found towards the top of the right hand side with a Lodge & Thomas for sale board.

**what3words**///remind.manifests.personal







**01872 272722**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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