

Crofty, Back Lane West
Redruth, TR15 2BT







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Set in Back Lane West, an attractive street leading up from a place of historical interest, Crofty was once part of the old Weights and Measures building in this historic mining and market town and is now a light and spacious home suitable for families and professionals alike.

From the moment you step inside you will be surprised and delighted by the high ceilings, the large windows and the light, airy atmosphere of this home. The open plan living and dining area has an engineered oak floor and its bright, modern decor compliments the original features, creating a very welcoming environment. This seamless space leads into a well-appointed kitchen, making it easy to engage with family and friends while preparing meals, and which has a door to the rear enclosed courtyard offering a peaceful outdoor retreat for enjoying container gardening and a drink in the sunshine. There is also a downstairs bathroom with a toilet and sink.

The first floor offers further surprises with three spacious and characterful double bedrooms each with beautifully unique original features and double glazed Velux windows. There are three steps down to a lovely master bedroom with built in wardrobes, and the light family bathroom contains both a bath and a shower.

Right in the heart of this up-and-coming town with its galleries, cafes, shops and cinema, plus just a few hundred yards from the station and the vibrant new Buttermarket development this “move-in ready” home with its perfect combination of space, style and accessibility is a property not to be missed.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price - £270,000

Location

The Town of Redruth located centrally with easy access to the A30. The local area boasts lots of history with lots of nearby walks and beaches within a short drive. The town itself has a range of shops, cinema, Dr's surgery and train station.

Accommodation

Entrance
Open Plan Lounge Dining Room
Kitchen

Separate Cloakroom
3 Double Bedrooms
Family Bathroom

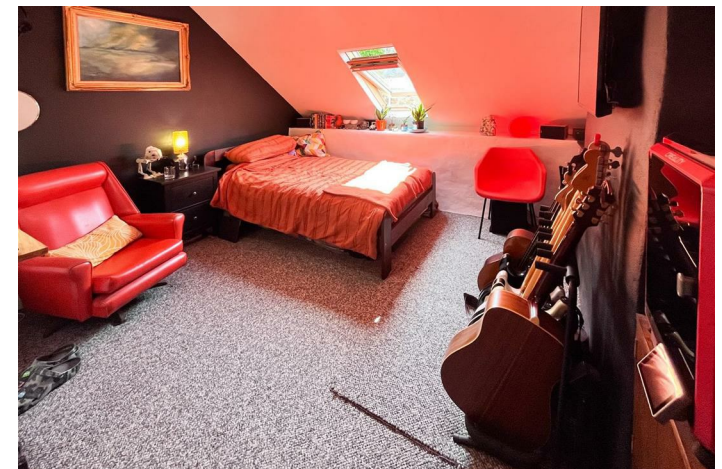
Outside

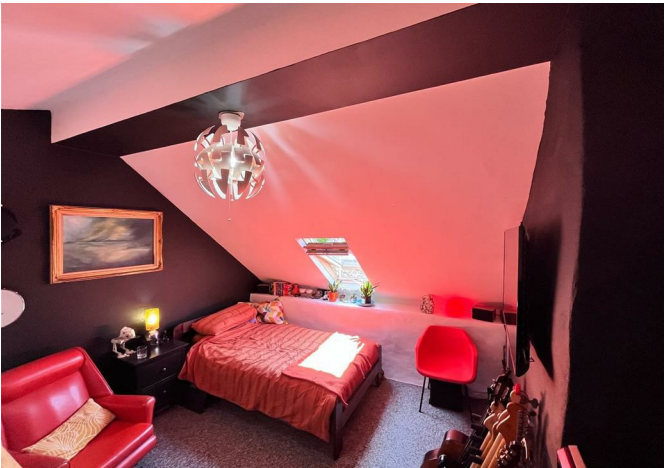
From the kitchen are steps leading down into an enclosed courtyard garden providing the ideal space to sit and relax or the perfect space for a number of potted plants.

Services

Mains Gas, Water, Electric, Water and Drainage

Council Tax Band- B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

What3Words

///threading.dressings.pigtails

Anti Money Laundering Regulations – Purchasers

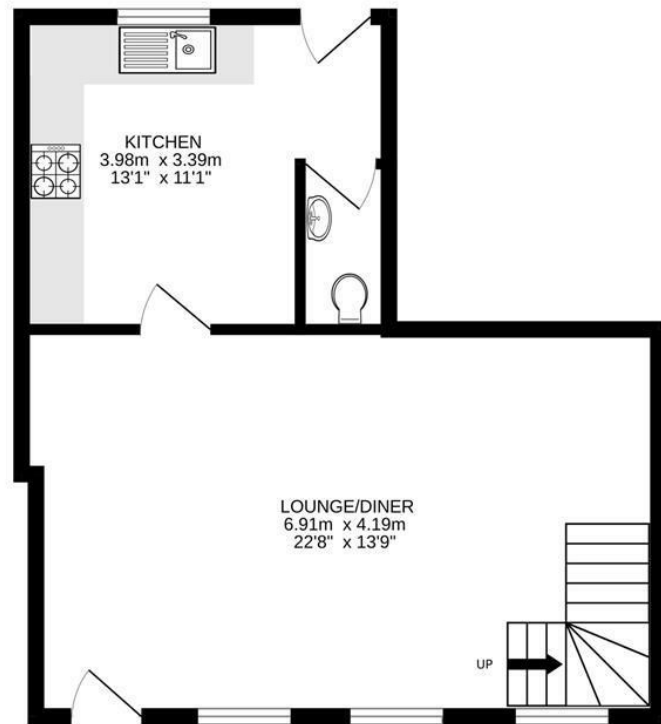
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

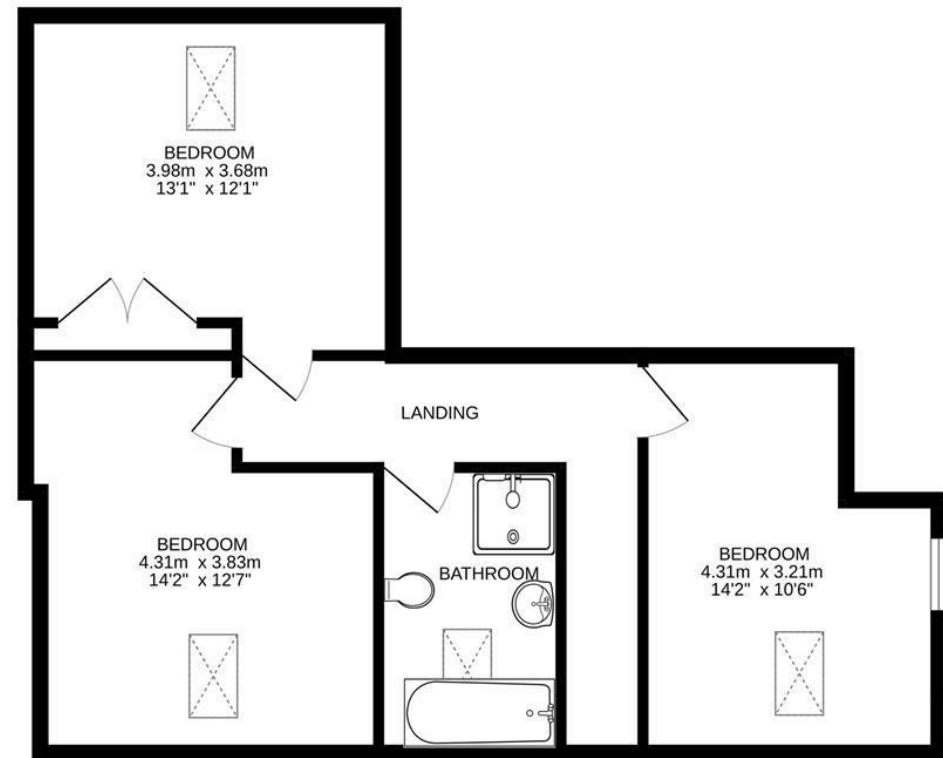
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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