



Redruth

A stunning end of terrace town cottage
Totally refurbished to a high standard
Beautifully presented with imagination and style
Considered ideal as a home or investment
Two minutes' walk to the town centre
Fabulous kitchen/living room
Dining room, integral workshop and store
Plenty of character features
Double bedroom and luxurious bathroom in white
Outside utility and store, courtyard



Guide £165,000 Freehold

**ENERGY EFFICIENCY RATING
BAND F**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK7153



If you are looking for a home which offers something special then let us impress you with this highly individual, stunning one bedroom town cottage, set in a convenient location in the centre of Redruth near the 'New Cut' car park, railway station and the pedestrianised high street which has a blend of high street names and independent shops and The Regal Cinema Complex.

Over the years, our client has transformed an ordinary end of terrace house into an fabulous and stylish home with imagination and thought, creating a home which has plenty of character and charm.

Packed with features including; solid wood flooring to the ground floor, a wood burning stove on a slate hearth, sealed unit double glazed windows and Velux's, a fitted kitchen with appliances and much more besides.

The well proportioned accommodation includes an open plan kitchen/living room, separate dining room/study, an integral workshop and store. A staircase from the dining room leads to the first floor landing where you will find a double bedroom with fitted wardrobes and a delightful bathroom/wc combined. Outside the property there is a small front garden and at the rear, a communal courtyard shared with the house next door and a useful utility room/storage area.

As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this amazing property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

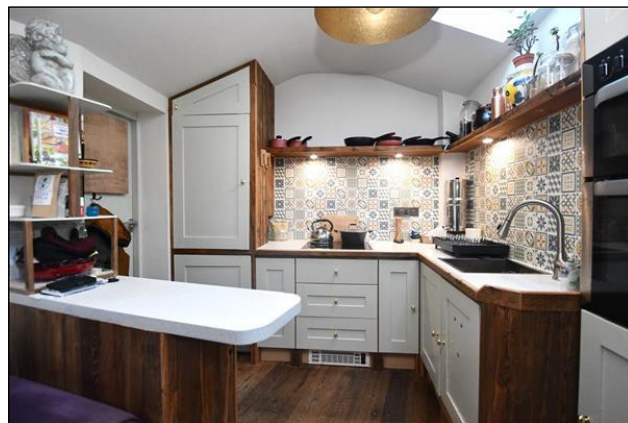
Painted gate at the rear leads into a gravelled, shared courtyard area leading to a wooden front door with sealed unit double glazed panel leading into:

KITCHEN/LIVING ROOM 5.36m (17'7") x 3.15m (10'4") being of a maximum measurement of a highly irregular shape.

A perfect introduction to this open plan, fabulous, kitchen/living room which has a dual aspect with a sealed unit double glazed window to the side aspect, three overhead Velux double glazed windows set within a canopied ceiling.

KITCHEN AREA

Well equipped with a range of fitted wall and base units, brass handles, wrap around wooden edge work surfaces and ceramic tiling over, rustic timber shelving and over counter pelmet lighting, stainless steel sink unit with contemporary chrome mixer tap, AEG induction hob and ceramic splash back over, Belling electric double oven, concealed refrigerator, rustic solid wood flooring crafted from a Scottish Whisky Distillery, fitted book and display shelving, open plan to:



LIVING AREA

A focal point wood burning stove set on a dark slate hearth and feature stone wall behind, floor-to-ceiling storage cupboard housing electric meter, consumer box and broadband router point, space and aerial point for flat screen TV, wooden display shelving, feature painted brick wall, two ceiling drop lights, doorway with timber lintel over leading down to:



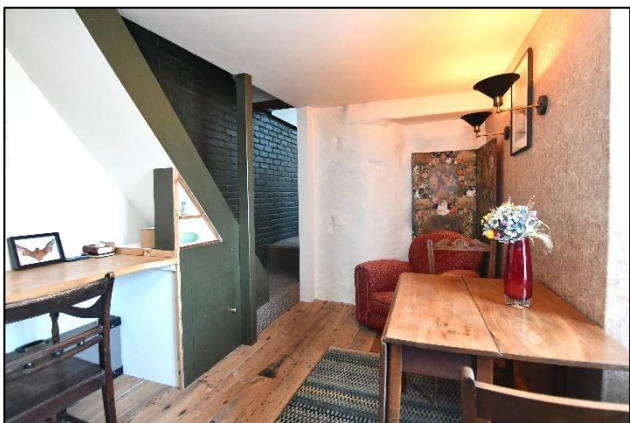
DINING ROOM 3.28m (10'9") x 2.57m (8'5") including stairs.

Another delightful reception area which has recessed, sealed unit double glazed windows to the side and window seat, continued rustic timber flooring, two wall lights, fitted timber work station and bookshelves alongside, doorway with curtain leading to:



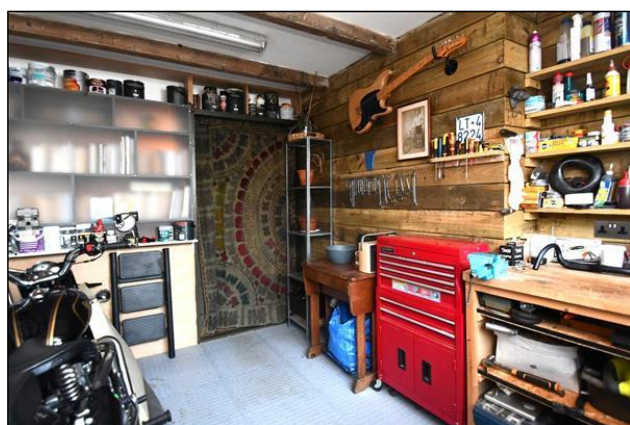
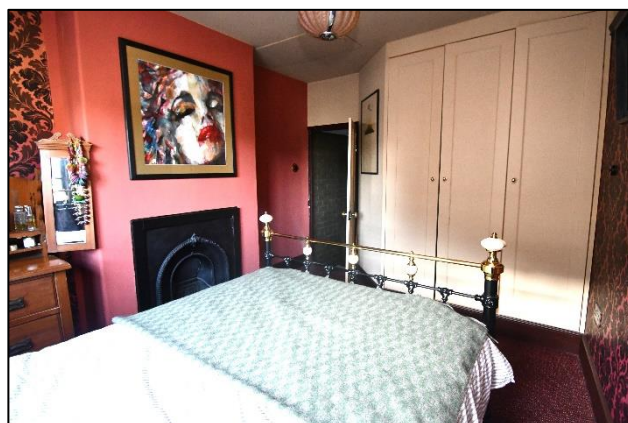
DOUBLE BEDROOM 3.25m (10'8") x 2.92m (9'7") measured into and plus recess.

Having a range of fitted wardrobe cupboards housing hanging space and shelving, a focal point period fireplace, sealed unit multi-paned double glazed windows overlooking the front aspect, part canopied ceiling, access to insulated loft space, four panelled internal door.



WORKSHOP/HOBBIES ROOM 3.66m (12'0") x 3.15m (10'4") maximum.

A totally surprising area which is currently used as a bike store and workshop with double opening doors with frosted sealed unit double glazed windows which take you out to the front garden, open beamed ceiling and two strip lights, night storage heater, timber work bench and shelves, reclaimed timber panelling.

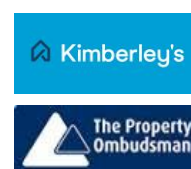


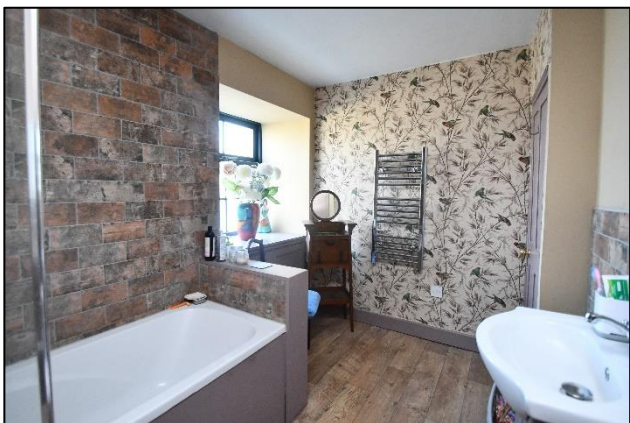
BATHROOM 3.07m (10'1") x 1.98m (6'6")

A fabulous re-modelled bathroom in white having a panelled bath, reproduction chrome mixer tap and hand shower cradle, Mira Azura thermostatically controlled electric shower and brick effect wrap around tiling, china hand wash basin set in a vanity unit with chrome mixer tap, low-level flush wc, rustic wooden flooring, airing cupboard with lagged copper cylinder, immersion and slatted shelving, deep recessed sealed unit, frosted double glazed window, chrome ladder style electric heated towel rail, four panelled internal door.

STAIRCASE FROM DINING ROOM TO FIRST FLOOR LANDING

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





SERVICES Mains drainage, water and electricity.

COUNCIL TAX Band A.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

UTILITY/WORKSHOP 2.69m (8'10") x 2.31m (7'7")

Approached through the courtyard garden. A really useful area with plumbing for washing machine, space for tallboy refrigerator/freezer, deep recessed shelving, roll top work surface, pine shelves, strip light, renewed roof covering.



OUTSIDE AREAS

There is a courtyard garden at the rear shared with the adjoining house. At the front of the property you will find a small front garden with a raised well stocked flowerbed and wrought iron railings.

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