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Sales & Lettings



## 43 Clinton Road

Redruth, TR15 2LW

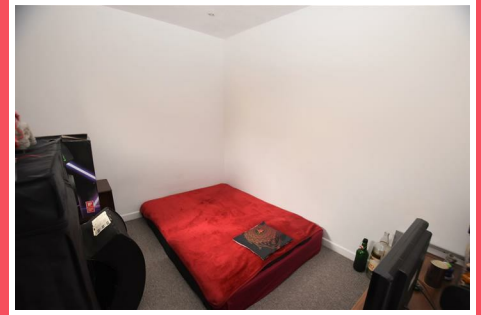
**Guide price £385,000**



# 43 Clinton Road

Redruth, TR15 2LW

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This presents an interesting and excellent opportunity to acquire a fine corner house used for investment purposes. There are three self contained one bedroom flats and two studio flats. At the present time the vendor informs us that the income is in the region of £30,000 per annum and the properties are all occupied on assured shorthold tenancies. Electric underfloor heating is provided where noted on the sales particulars and there are modern electric key meters. Externally there is a garden to the front and to the rear steps leads up to a garage and parking space. Redruth town is within a few hundred yards and here you will find shops, bus services and a railway station.

Please note that some photos are shown as empty rooms as they were before the rooms were tenanted.

## COMMON ENTRANCE VESTIBULE

With electric meters.

## HALLWAY

Stairs to the first floor, tiled floor and emergency lighting.

## FLAT 1

### LOUNGE

**14'11" into bay x 13'3" (4.55m into bay x 4.04m)**

A very pleasant sunny aspect with a sash bay window to the front elevation. Underfloor heating.

### INNER HALLWAY

Space for white goods.

### BEDROOM

**14'1" x 10'0" (4.30m x 3.07m)**

Door to the rear and underfloor heating.

### SHOWER ROOM

Shower cubicle, wash hand basin and a low level wc. Underfloor heating.

### KITCHEN

**8'11" x 4'11" (2.74m x 1.52m)**

Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath and tiled splash backs. Space for white goods and a cooker hood. Wood flooring with underfloor heating,

## FLAT 2

## LOUNGE

**12'2" x 9'8" (3.73m x 2.95m)**

Window to the side, spot lighting and underfloor heating. Ceiling spotlights.

## BEDROOM

**10'0" x 9'2" (3.05m x 2.80m)**

Window to the side, underfloor heating and spot lighting.

## KITCHEN

**10'7" x 5'2" (3.23m x 1.60m)**

Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath plus splash backs. Space for white goods, cooker hood and wooden flooring with underfloor heating.

## SHOWER ROOM

Shower cubicle with an electric shower, pedestal wash hand basin and a low level wc. Underfloor heating and extractor fan.

## FLAT 3

### LOUNGE

**12'4" x 11'6" narrowing to 6'5" (3.76m x 3.53m narrowing to 1.96m)**

Windows to front and side, wood flooring with underfloor heating and access to:

### KITCHEN

**9'4" x 5'1" (2.87m x 1.57m)**

Single drainer stainless steel sink unit, working surfaces with cupboards and drawers beneath, splash backs and a fitted oven, hob and hood.

### BEDROOM

**12'11" x 8'11" (3.96m x 2.74m)**

Window to the front with fine views, fitted cupboard and underfloor heating.

### EN-SUITE

Shower cubicle with an electric shower and a tiled surround. Pedestal wash hand basin and a low level wc. Extractor fan and spot lighting.

## FLAT 4

## KITCHEN

8'5" x 7'6" (2.57m x 2.29m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, splash backs and space for white goods. Extractor hood and underfloor heating.

## SHOWER ROOM

Shower cubicle with an electric shower and tiling, pedestal wash hand basin and a low level wc. Underfloor heating and extractor fan.

## STUDIO

12'4" x 11'8" (3.76m x 3.58m)

Electric panel heater and inset spot lighting. Open aspect.

## OUTSIDE

There is a seating area with decking.

## FLAT 5

### BEDROOM AREA

11'3" x 9'1" (3.45m x 2.77m)

Electric panel heater and fitted cupboards.

### KITCHEN/LOUNGE

16'0" x 11'8" (4.88m x 3.58m)

Single drainer stainless steel sink unit, working surfaces with cupboards and drawers beneath plus splash backs. Fitted oven, hob and extractor unit. Underflooring heating and two double glazed Velux windows.

### SHOWER ROOM

Shower cubicle, wash hand basin and a low level wc. Underflooring heating and extractor fan.

There is a private piece of ground with this flat.

## OUTSIDE

The house itself has an enclosed front garden being laid to lawn and the vendor informs us that several tree preservation orders are in place. GARAGE 5.18m x 4.27m (16'11 x 14') with a window to the side and an up and over door. To the side of this is a parking space.

## DIRECTIONS

Passing Redruth Station on your left proceed down the hill turning left under the iron bridge into Bond Street. Continue along here passing St Andrews Church on your left and at the next crossroads the property will be found on the left.

## AGENTS NOTE

TENURE: Freehold

COUNCIL TAX BAND: A (each flat).

## SERVICES

Mains drainage, mains metered water (each flat), mains electricity. Electric heating.

Broadband highest available download speeds - Standard 19 Mpbs, Ultrafast 1000 Mpbs (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Likely, O2 Likely, Vodafone Likely (sourced from Ofcom).



### Road Map



### Hybrid Map



### Terrain Map



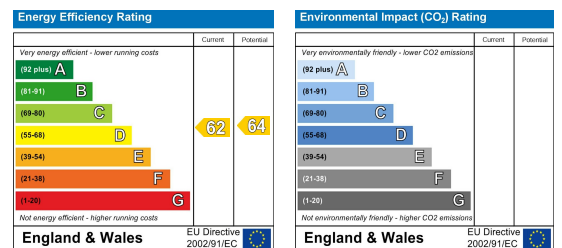
### Floor Plan



### Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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