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Sales & Lettings



## 34 Town Farm

Redruth, TR15 2XG

**Guide price £225,000**



Ideal for first time buyers or perhaps investment purposes, this modern three storey house is well presented and benefits from two bedrooms, a lounge with patio doors, a kitchen/diner and a shower room. It is double glazed and this is complemented by gas fired heating. Externally there is an integral garage with parking in front for one vehicle and a natural enclosed rear garden with a pond.



Built some years ago by a local contractor, this three storey property provides well proportioned accommodation. There is an entrance hallway leading to a garage and steps will then take you to the first floor. The lounge has patio doors overlooking a quite private rear garden and the kitchen/diner is offered with a good range of units. To the second floor there are two bedrooms and a shower room with Respatex easy clean walling. The property is double glazed and has gas fired heating. Externally there is hard standing for atleast one vehicle to the front with the bonus of a charging point and the south facing rear garden has been left to grow naturally in most areas with a pond and is quite private. The property gives good access to bus services and the town is within approximately three quarters of a mile.

### GROUND FLOOR

#### HALLWAY

Coloured glass panelled door, stairs to the first floor and a radiator. Internal access to:

#### GARAGE

10'1" x 15'6" (3.08m x 4.74m)

With an up and over door, a sturdy work bench and a tap.

### FIRST FLOOR

#### HALLWAY

Stairs to:

#### LOUNGE

13'3" x 11'0" (4.04m x 3.36m)

Patio doors leading to the rear, laminate flooring and two radiators.

#### KITCHEN/DINER

13'3" x 12'5" (4.05m x 3.79m)

A pleasant L shaped room with an engineered oak floor. It is fitted with pine board worktops as well as matching shelving and drawers. There is an inset one and a half bowl composite sink plus space for white goods and a radiator.

### SECOND FLOOR

#### BEDROOM 1

9'11" x 11'5" (3.04m x 3.48m)

With a curtained closet, laminate flooring and a radiator. A pleasant outlook.

#### LANDING

Linen cupboard and a loft hatch leading to a boarded loft space. Radiator.

#### BEDROOM 2

6'9" x 9'8" (2.06m x 2.96m)

Laminate flooring, a, work station and a radiator.

#### SHOWER ROOM

6'2" x 5'9" (1.90m x 1.76m)

Shower cubicle with a drencher shower, Respatex walling, circular wash hand basin and a wc. Obscure glazing, radiator and a fan.

### OUTSIDE

A hard standing is available in front of the garage for at least one vehicle. To the rear there is a lovely south facing natural garden for the most part with various shrubs and planting. There is also a pond, a decked area and a paved patio to the rear of the house.

### DIRECTIONS

From our office in Redruth proceed along Penryn Street and under the viaduct into Falmouth Road. Continue along and take the turning right into Town Farm before the traffic lights. The property will be found in the second cul-de-sac on the right hand side.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

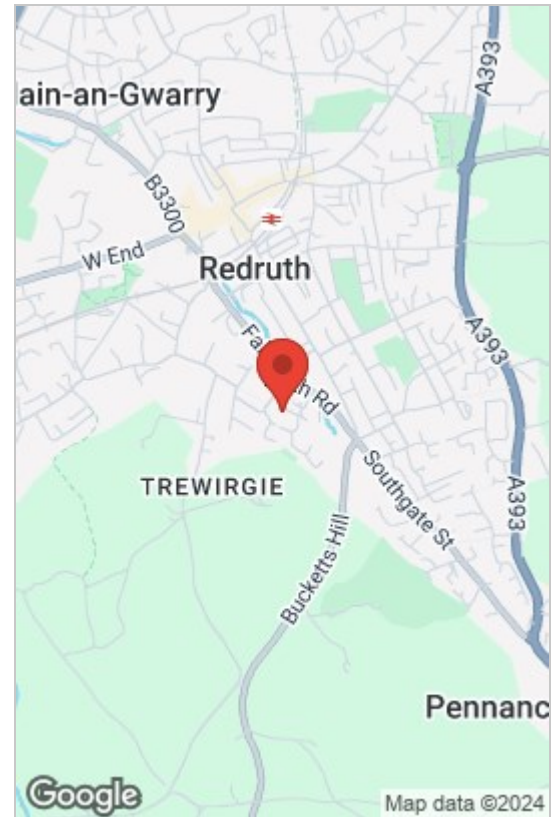
### SERVICES

Mains drainage, mains metered water, mains electricity, mains gas heating.

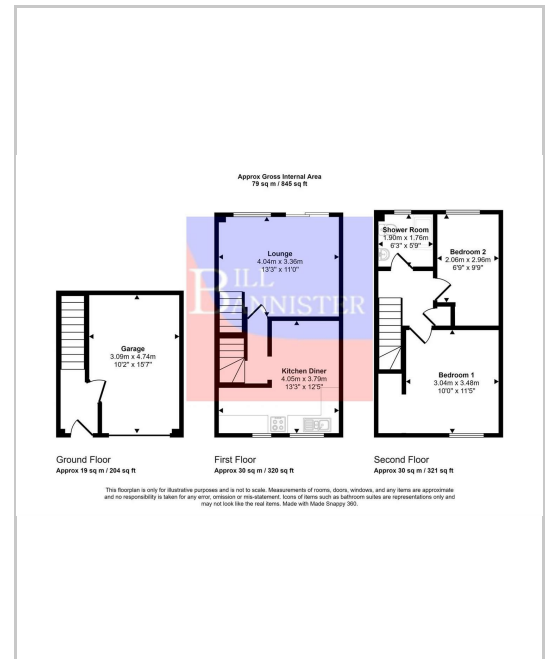
Broadband highest available download speeds - Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three Limited, O2 yes, Vodafone Likely (sourced from Ofcom).

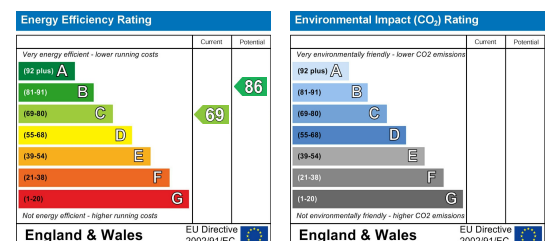
## Area Map



## Floor Plans



## Energy Efficiency Graph



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