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**BILL**  
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Sales & Lettings



## Wesley House

Redruth Highway, Redruth, TR15 1RJ

**£275,000**



Now in need of updating and offered with no onward chain, this detached character cottage offers much potential and benefits from three bedrooms, two reception rooms, a kitchen, a rear conservatory and a bathroom. Externally there is a good sized plot with the bonus of a garage and several outbuildings.





Wesley House is situated in a popular residential location on the outskirts of Redruth being on the Truro side. Offered with no onward chain, this property is now ready to be updated and this will be left for the purchaser to make their own mark on it. At the present time there are two reception rooms, a rear kitchen, conservatory and a bathroom plus to the first floor there are three bedrooms. There are numerous open joist ceilings and the lounge has a wood burner. Externally a driveway leads to a generous enclosed plot to the front and side with much potential for the keen gardener or for someone wishing to have storage. There are several outbuildings and a garage. Nearby Mount Ambrose is within a few hundred yards and offers a public house, a garage and a post office/store.

ENTRANCE HALLWAY

With an understairs cupboard.

LOUNGE

11'8" x 12'2" (3.56m x 3.71m)

A wood burner in a brick surround, two shelved alcoves and an open joist ceiling.

DINING ROOM

11'5" x 8'0" (3.49m x 2.46m)

Brick effect fire surround plus a night store heater.

KITCHEN

6'9" x 10'11" (2.07m x 3.35m)

Single drainer stainless steel sink unit plus some working surfaces. Access to:

CONSERVATORY

11'7" x 7'6" (3.55m x 2.31m)

Overlooking the side garden and having sliding doors.

BATHROOM

8'9" x 9'4" (2.68m x 2.85m)

Corner bath plus a shower, wash hand basin and a cupboard housing a hot water cylinder. Some wall tiling.

SEPARATE WC

With a low level suite.

FIRST FLOOR

BEDROOM 1

12'2" x 10'6" (3.72m x 3.21m)

An open joist ceiling, a tiled sill and wardrobes.

BEDROOM 2

11'7" x 11'8" (3.54m x 3.56m)

A tiled sill, store cupboard, a chest of drawers, a recess and an open joist ceiling.

BEDROOM 3

7'8" x 12'4" (2.34m x 3.77m)

With a night store heater.

LANDING

Access to a boarded loft space.

OUTSIDE

An entrance drive leads to, in our opinion, a generous wall plot ready for someone to make their own mark upon it. There is a GARAGE and several OUTBUILDINGS in need of work. There is also a pathway to the rear of the property.

DIRECTIONS

Leaving Redruth town via Mount Ambrose, proceed down the hill passing Knights Way on your left and then take the turning on the right into Redruth Highway. Continue through Redruth Highway until it opens out into Treskerby and Wesley House will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

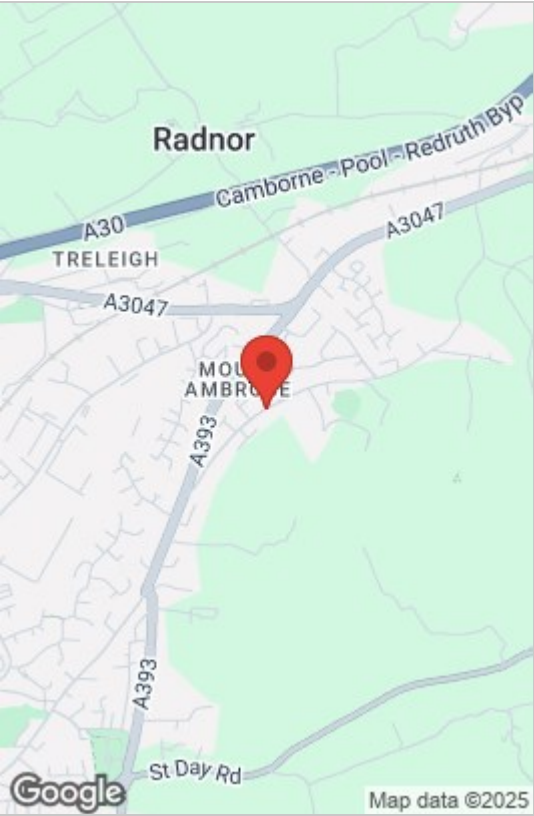
SERVICES

Mains drainage, mains water, mains electricity and electric night storage heaters.

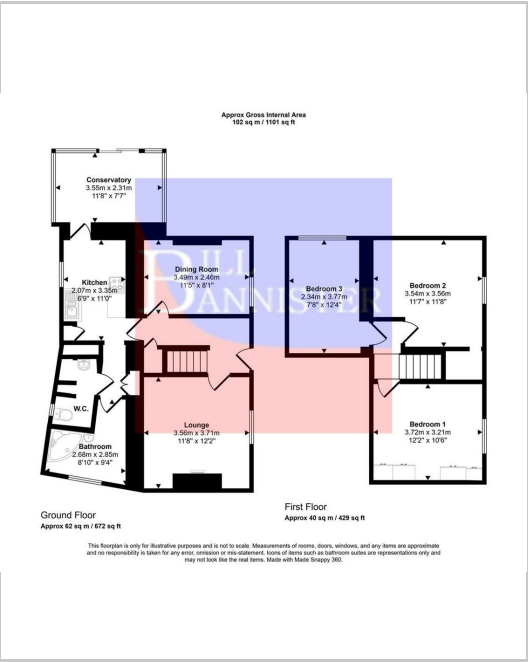
Broadband highest available download speeds - Standard 8 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

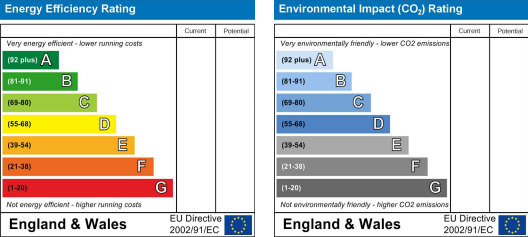
Area Map



Floor Plans



Energy Efficiency Graph



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