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**Treskillard,
Redruth**

**£295,000
Freehold**





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Property Introduction

Built in the mid 1970s, this terraced stone fronted cottage style property is offered for sale with no onward chain.

Ideal as first home or for those looking for country living without being isolated, there are two double sized bedrooms and a bathroom on the first floor. The front door opens to a vestibule which gives access to a generous lounge with wood flooring and from here there is a well appointed kitchen/dining room which again features wood flooring.

Heating is provided by electric storage heaters and there is uPVC double glazing.

To the outside, one will find an attractive cottage style garden with a patio to the front whilst across the access lane there is a detached garage and workshop with a further garden to the rear which the vendor informs us is approximately a quarter of an acre although this has not been measured.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Treskillard is a hamlet situated three miles to the south west of Redruth and is similar distance from Camborne. Schooling is available for younger children in Four Lanes and senior schooling will be found in either Camborne or Redruth. Treskillard is a haven for country walks and there is a respected public house within walking distance at piece.

Redruth, the nearest major town offers national and local shopping outlets together with a mainline railway station with direct links to London and the North of England. Out of town retail outlets will be found at Pool as well access to the A30 Trunk Road.

Falmouth on the south coast, Cornwall's university town, is within thirteen miles and Truro the administrative and cultural centre of Cornwall is within fifteen miles. Portreath on the north coast which is famed for its sandy beach and active harbour is within five miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to :-

ENTRANCE HALLWAY

With stairs to the first floor and panelled door off to :-

LOUNGE 20' 2" x 10' 9" (6.14m x 3.27m)

Two small pane uPVC double glazed sash window to the front. Focusing on a wood floor with timber fire surround housing an

electric log effect fire. Two understairs storage cupboards and electric storage heater. Door through to :-

KITCHEN/DINER 20' 10" x 9' 5" (6.35m x 2.87m)

Small pane uPVC double glazed window to the rear and part glazed double glazed door to the rear. The kitchen is fitted with a comprehensive range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset single drainer sink unit with mixer tap. Built in eye level double oven, inset ceramic hob with cooker hood over and panelled splash back. Integrated fridge and freezer and space and plumbing for a dishwasher, automatic washing machine and tumble dryer. Electric storage heater.



FIRST FLOOR LANDING

A central landing with exposed wood flooring and electric storage heater. Panelled doors off to :-

BEDROOM ONE 17' 10" x 11' 2" (5.43m x 3.40m)

With two small pane uPVC double glazed windows to the front enjoying an open rural aspect. Exposed wood flooring and built in wardrobes and recess.



BEDROOM TWO 9' 6" x 9' 3" (2.89m x 2.82m)

Small pane uPVC double glazed window to the rear enjoying a rural outlook. Exposed wood flooring, recessed airing cupboard containing a copper cylinder and immersion heater. Recess wardrobe.

OUTSIDE FRONT

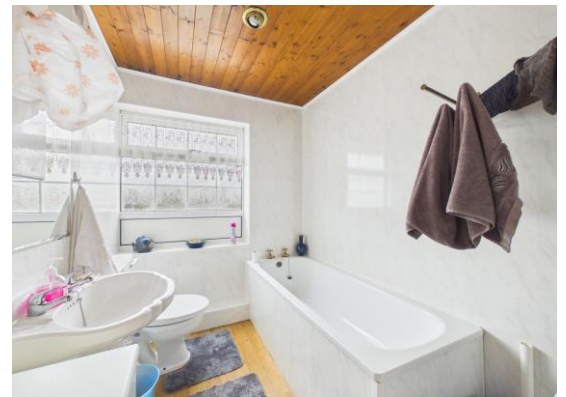
To the front of the property, there is an enclosed cottage style garden which is largely lawned which features a paved patio leading to the front of the property.

OUTSIDE REAR

The rear garden features a courtyard ideal for storage bins etc and there is pedestrian access to a neighbouring property.

GARAGE 20' 2" x 14' 11" (6.14m x 4.54m)

Set across the access lane, there is a generous garage which has power and light connected fitted with an up and over door. To the rear of the garage there is a workshop which again has power and light connected with a side courtesy door and rear window.



ADJACENT GARDEN

Situated to the rear and side of the garage/workshop, there is a generous garden which is largely lawned with mature shrubs, features two sheds and a greenhouse. We are informed by our vendor that the garden is a quarter of an acre although this has not been measured.

SERVICES

The property benefits from mains water (metered), mains electricity and mains drainage.

AGENT'S NOTES

Please be advised that the Council Tax Band for this property is band 'B'. Our vendors advise us that the property and adjacent garden do not have a registered title. The title will be registered to the buyer on sale.

DIRECTIONS

From Redruth railway station turn slight right at the first set of traffic lights, at the next set of traffic lights turn right and then at the next set of traffic lights turn left, at a mini roundabout take the second exit straight ahead and at a further roundabout take the first exit heading into Barncoose. At a staggered junction, just prior to a set of traffic lights, turn left into Wilson Way and follow the road around and at a next set of lights turn left over the railway line and follow the road around to the left and then turn sharp right heading towards Four Lanes. Close to the top of the hill, take the second turning on the right signed Treskillard and on entering the hamlet with a sign showing the Shire Horse centre ahead of you, turn right where there is a lane on the left and side leading to the front of the cottage. If using What3Words :- Wished.Ocean.Ainsling.

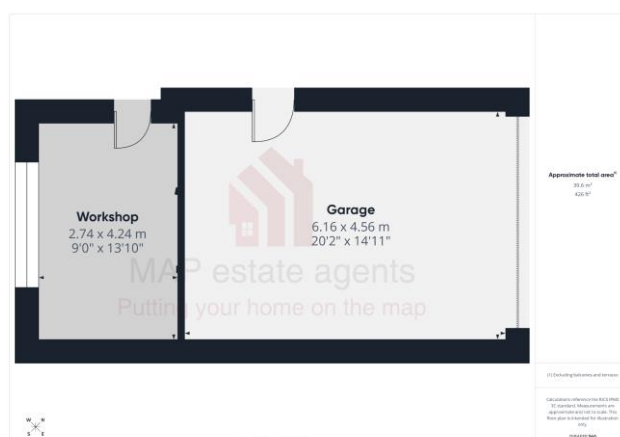
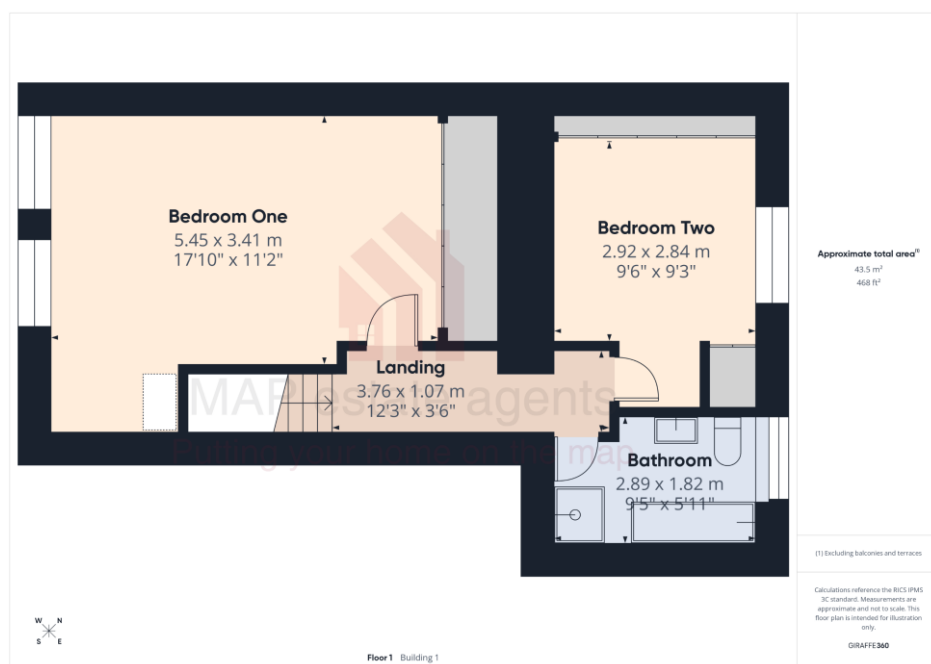


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Mid-terrace cottage style property
- Two double size bedrooms
- Lounge
- Fitted kitchen/dining room
- First floor bathroom
- Double glazed
- Electric E7 heating
- Large garage
- Generous garden
- Viewing essential



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