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**Southgate Street,
Redruth**

**Guide Price £285,000
Freehold**





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Property Introduction

This most spacious Victorian houses offers well proportioned accommodation presented to a good standard. On the ground floor there is a generous living room, dining room, fitted kitchen, breakfast room and bathroom. Three bedrooms are to be found at first floor level, with the principal bedroom boasting views over Carn Brea monument. The house is double glazed and warmed via oil fired central heating.

There are generous gardens to the front and rear of the property and to the side there is a detached garage and driveway parking.

We feel this makes a most comfortable family home. Come and see for yourselves!

Location

The property is located less than one mile from the centre of Redruth, on the southern side of the town providing easy access to the nearby village of Lanner and on to Falmouth/Penryn if required. There is a bus stop in both directions a couple of hundred metres from the property. Redruth town offers a range of education, shops and facilities and also has a mainline rail link. Falmouth has a wider range of recreational and shopping facilities with the cathedral city of Truro approximately twelve miles to the east. The A30 trunk road is also within close proximity providing road travel east and west. The village of Lanner offers a further range of services, places of worship, public houses and access onto the Lanner trail, an old mine working that provides off-road walking or biking.

ACCOMMODATION COMPRISES

Double glazed panel door to :-

ENTRANCE VESTIBULE

Encaustic tiled flooring. Glazed panel door with stained glass side panels to :-

ENTRANCE HALL

Stairs rising to first floor. Radiator. Doors to :-

LOUNGE 14' 3" x 12' 3" (4.34m x 3.73m)

Double glazed bay window to front. Radiator. Television point.

DINING ROOM 11' 9" x 11' 6" (3.58m x 3.50m)

Sash window to breakfast room. Radiator.

KITCHEN 9' 4" x 8' 0" (2.84m x 2.44m)

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. Built in stainless steel oven with hob inset to worksurface. Space and plumbing for washing machine. Stainless steel single drainer sink unit. Complementary wall tiling. Radiator. Doorway to :-

BREAKFAST ROOM 10' 10" x 10' 3" (3.30m x 3.12m)

Obscure double glazed window to side. Door to rear courtyard. Door to :-

BATHROOM

Fitted with a white suite comprising paneled bath with electric shower unit over, concealed cistern WC and wash hand basin inset to vanity unit with cupboard below. Radiator. Obscure double glazed window to side.

From entrance hall, turning stairs rising to :-

HALF LANDING

Feature stained glass window, stairs to :-

LANDING

Doors to :-

BEDROOM ONE 14' 2" x 9' 9" (4.31m x 2.97m)

A most generous light and airy room with double glazed bay window to front taking in views over Carn Brea monument. Radiator.

BEDROOM TWO 11' 7" x 11' 1" (3.53m x 3.38m)

Double glazed window to rear. Feature cast iron fireplace with white surround and mantel. Radiator.

BEDROOM THREE 7' 9" x 7' 1" (2.36m x 2.16m)

Double glazed window to front.

OUTSIDE

The property is fronted by a gated driveway parking area leading to the :-

DETACHED GARAGE 13' 5" x 9' 0" (4.09m x 2.74m)

With metal up and over door and courtesy door to rear. There is gated access to the side of the house where there is a courtyard and pathway leading to the

REAR GARDEN

A good sized garden which is mainly laid to lawn and enclosed by Cornish hedging making it child and pet friendly.

SERVICES

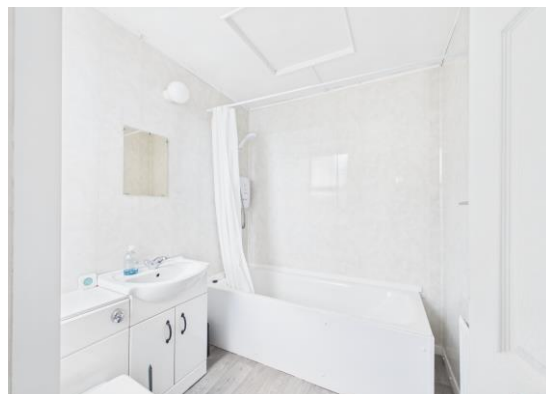
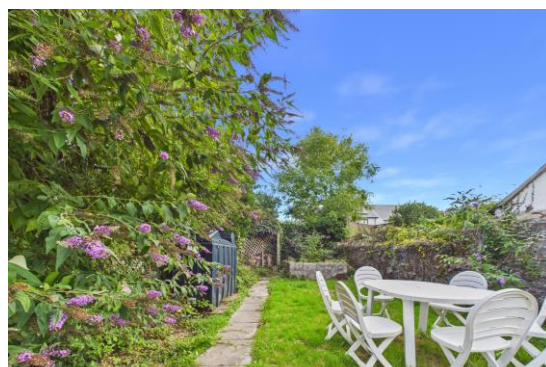
Mains water, mains electricity and mains drainage. Oil fired central heating.

AGENTS NOTE

Please be advised that the Council Tax band for the property is band 'C'.

DIRECTIONS

From the roundabout at the top of Lanner drop down the hill towards Redruth. The property will be found after approximately 500 yards on the right hand side. If using What3words tailing.blushed.scooters

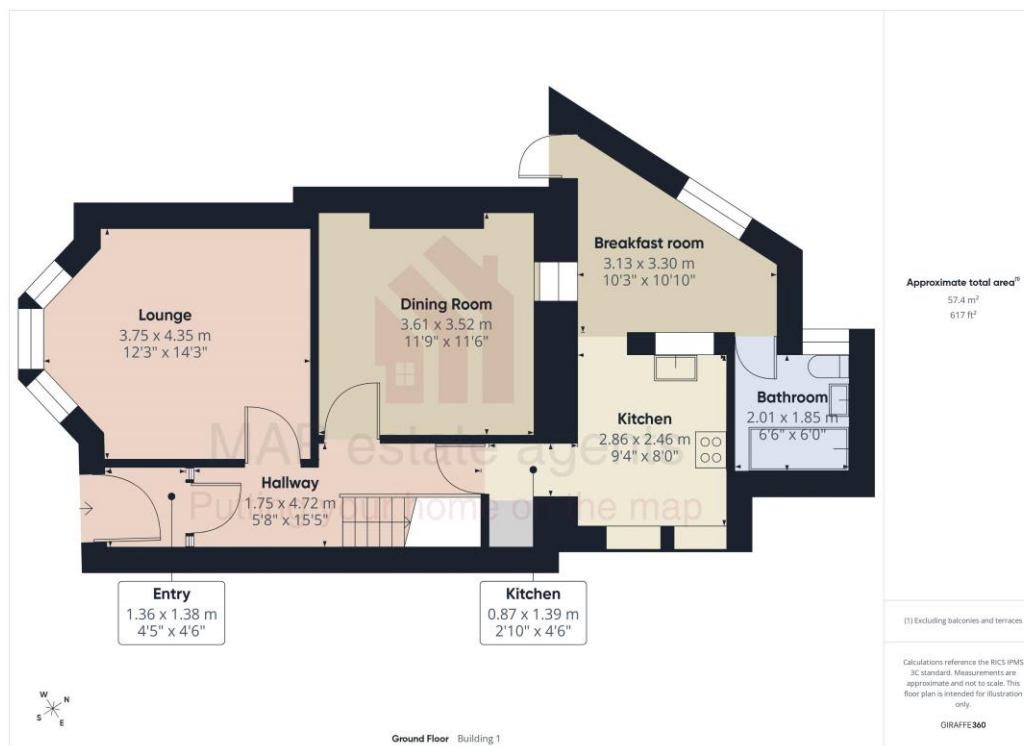
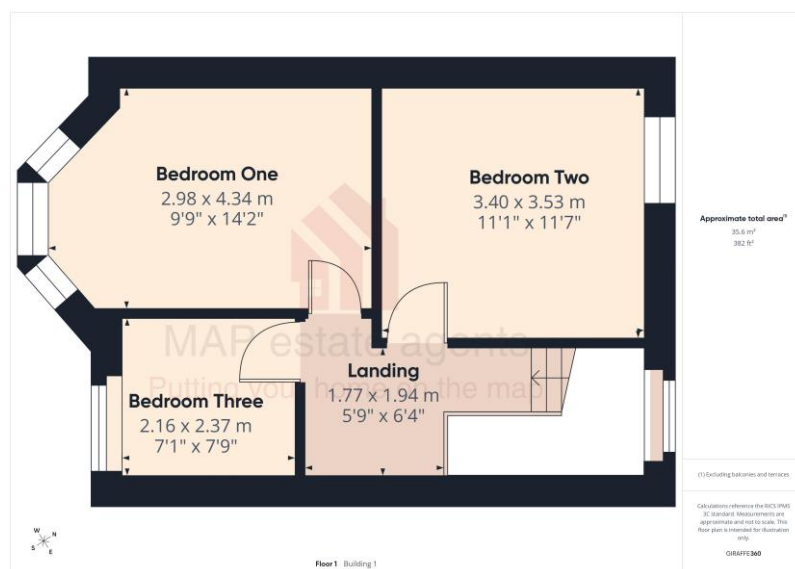


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Spacious semi-detached period home
- Two reception rooms
- Three bedrooms
- Breakfast room
- Ground floor bathroom
- Oil fired central heating
- Generous rear garden
- Garage and driveway parking
- Potential to extend
- No chain sale



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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