



CLIVEPEARCE
Now you're moving

2 Bedrooms

Cottage - Semi Detached

Asking Price

£425,000

Located in

Redruth



www.clivepearceproperty.com



Redruth | Cornwall | TR16 5AG



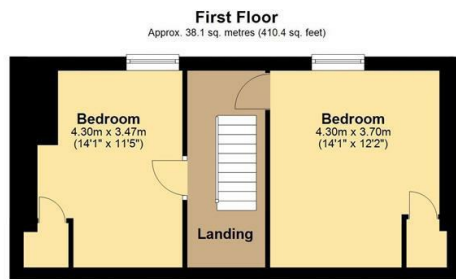
A characterful two bedroom cottage with superb gardens to the front and rear along with integral garage and ample driveway parking located in an idyllic rural hamlet yet minutes from Redruth. The property combines abundant charm with modern comforts and has further future potential, and although semi-detached, is only connected to the neighbour's garage (which stands away from their house). UPVC double glazing and mains gas central heating.



£425,000 Freehold



- Two bedroom character property
- Integral garage (with potential to convert)
- Cosy wood burner in impressive fireplace
- UPVC double glazing
- Gorgeous rural yet convenient location
- Fabulous front and rear gardens
- Abundant driveway parking
- Mains gas central heating
- Utility with additional shower & WC
- Many delightful walks nearby



Total area: approx. 143.3 sq. metres (1542.0 sq. feet)

All floor plan dimensions are approximate and provided for illustrative purposes only. While every effort is made to ensure accuracy, measurements may vary, and no guarantee is given regarding their precision. Prospective buyers or tenants should verify all dimensions independently before making any decisions.
Plan produced using PlanUp.

Council Tax Band B

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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