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**Trevingey Road,
Redruth**

**£285,000
Freehold**





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Property Introduction

Situated in a popular residential part of the town, this family size terraced house is well presented and is being offered for sale chain free.

Internally there are three bedrooms and a remodelled bathroom on the first floor, the ground floor has a lounge, separate dining room and remodelled kitchen. Leading from the kitchen is a hallway which gives access to a WC/utility and the rear garden. The property benefits from uPVC double glazing and gas fired central heating. To the outside the front garden is paved whilst the rear garden is enclosed, largely lawned with a decked seating space that gives access to a generous garage with attached workshop/store.

Ideal for family occupation and within walking distance of schooling, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated on the southern side of the town and within a short walk of the historic St Euny Church with its origins dating back to the 13th century, this home has access to Redruth Coombe, country walks and historic mining trails. Schooling for all ages is within walking distance as well as the ancient mining town of Redruth, with a range of local and national shopping outlets and a mainline rail line to London Paddington and the north of the country.

The A30 trunk road runs to the north of the town, the county town of Truro is within ten miles, Portreath on the north coast, famed for its sandy beach and harbour, is within five miles and the university town of Falmouth on the south coast is within eleven miles.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Stairs to the first floor, laminate flooring and radiator. Doors open off to:-

LOUNGE 12' 7" x 12' 1" (3.83m x 3.68m) maximum measurements into recess

uPVC double glazed window to the front. Focusing on a fire surround with tiled hearth housing an electric coal effect fire and radiator.

DINING ROOM 16' 10" x 9' 9" (5.13m x 2.97m)

Single glazed window to the kitchen and doorway through to kitchen. Two half height alcove cupboards with shelving, understairs storage cupboard and radiator.

KITCHEN 17' 9" x 6' 5" (5.41m x 1.95m)

uPVC double glazed window to rear. Remodelled with a range of Shaker style eye level and base units having adjoining roll top edge working surfaces and incorporating a one and a half bowl stainless steel sink unit with mixer tap. Built-in stainless steel oven with stainless steel four ring gas hob over featuring a stainless steel splashback and stainless steel hood. Appliance space beneath counter, extensive ceramic tiling to splashbacks, inset spotlighting and radiator. Laminate floor. Door to:-

REAR HALLWAY

uPVC double glazed window to side and uPVC double glazed door to rear. Laminate flooring and door to:-

WC/UTILITY 7' 4" x 3' 0" (2.23m x 0.91m)

uPVC double glazed window to rear. Fitted with a close coupled WC wall mounted wash hand basin and with space and plumbing for a washing machine and tumble dryer. Ceramic tiled walls, laminate flooring.

FIRST FLOOR LANDING

A central landing with a recessed shelved cupboard and access to loft space. Doors open off to:-

BEDROOM ONE 12' 5" x 9' 3" (3.78m x 2.82m)

uPVC double glazed window to the front. Radiator.

BEDROOM TWO 8' 9" x 7' 10" (2.66m x 2.39m) maximum measurements

uPVC double glazed window to the front. Radiator.

BEDROOM THREE 10' 9" x 10' 6" (3.27m x 3.20m)

uPVC double glazed window to the rear. Cupboard housing gas boiler and radiator.

BATHROOM

uPVC double glazed window to rear. Remodelled with a contemporary style suite consisting of concealed cistern WC vanity wash hand basin with mixer tap and panelled bath with plumbed shower over. Towel radiator, ceramic tiled walls and spotlights.

OUTSIDE FRONT

The front garden is enclosed and set back from the pavement by stone walling and has been paved for ease of maintenance.

REAR GARDEN

The rear garden is enclosed and secure for younger children and pets. It is largely lawned with a planted border to one side and features an extensive seating area. There is an external water supply and power supply.

GARAGE 14' 10" x 12' 6" (4.52m x 3.81m)

Set to the rear of the garden there is a garage with an automatic roller door leading on to the service lane and with a uPVC double glazed window to the rear together with a uPVC double glazed courtesy door to the garden. The garage has power and light connected.

WORKSHOP/STORE 7' 6" x 5' 1" (2.28m x 1.55m) plus door recess

Attached to the garage with a door opening out on to the garden and a single glazed window overlooking the garden.

SERVICES

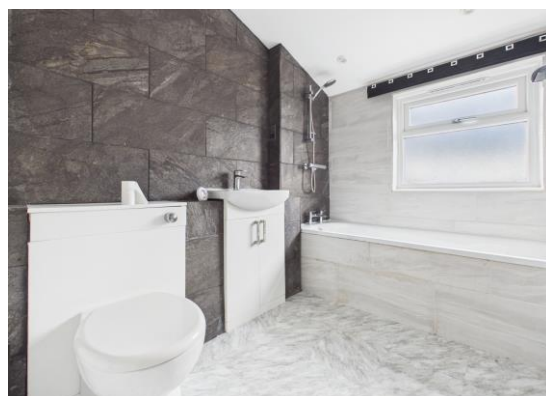
The property benefits from mains metered water, mains drainage, mains electric and mains gas.

AGENT'S NOTE

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

DIRECTIONS

From Redruth Railway Station proceed down the hill turning slight right at the first set of traffic lights, at the next set of traffic lights turn right and at the traffic lights at the bottom of the town turn left into West End. Take the first turning left into Coach Lane and then the road bears round to the right and continue into Trevingey Road where the property will be identified on the right hand side by our MAP for sale board. If using What3words:- [surcharge.cropping.battle](https://www.what3words.com/surcharge.cropping.battle)

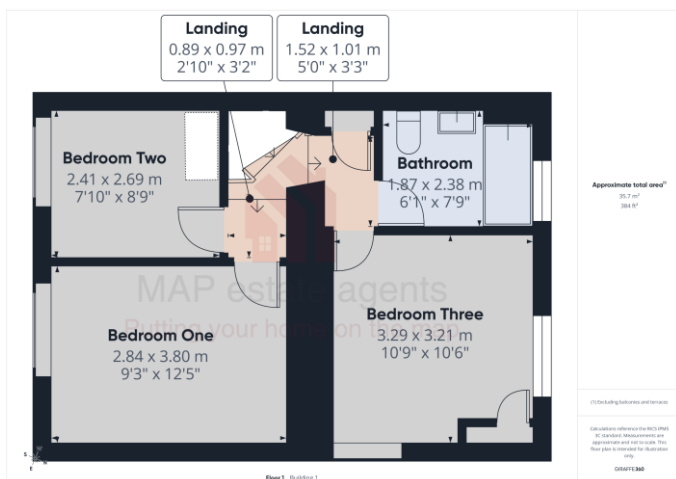


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Updated terraced house
- Three bedrooms
- Lounge
- Dining room
- Refitted kitchen
- Remodelled first floor bathroom
- Ground floor WC/utility
- Gas central heating and uPVC double glazing
- Enclosed gardens and large garage to rear
- Chain free sale



sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

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