



MAP estate agents
Putting your home on the map

**Town Farm,
Redruth**

**Guide Price £200,000
Freehold**





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Property Introduction

An opportunity to purchase this well presented modern mid terrace home, situated on the outskirts of the town centre within the entrance to this cul-de-sac.

The accommodation benefits from double glazed windows and doors complemented with gas fire central heating system comprise with a lounge with access to a kitchen diner with a doorway leading to the rear garden. The first floor accommodation comprises of two bedrooms and a bathroom. Externally to the rear is an enclosed garden with a paved patio, where to the front can be found communal parking.

The property is considered to be the ideal purchase for those seeking to purchase their first property and having the advantage to being accessible to nearby towns of Falmouth, Camborne and the city of Truro.

Location

Redruth town offers a good range of retail outlets along with out-of-town supermarkets being close at the hand. A mainline Railway Station operates to London Paddington and is ideally situated to access to the main A30 trunk road as well as the popular north coastal villages of Portreath, Perranporth and St Agnes, popular for their surfing beaches and clifftop walks. The Maritime town of Falmouth is approximately 15 miles distance and is renowned for its excellent sailing waters and is popular for water sports such as kayaking and paddle boarding.

The city of Truro is also within a reasonable traveling distance being the main centre in Cornwall for business and commerce and is also home to the Hall for Cornwall located on the piazza, three spired Cathedral and a good range of restaurants and cafes.

ACCOMMODATION COMPRISSES

LOUNGE 14' 1" x 13' 7" (4.29m x 4.14m) maximum measurements

Double glazed window to front elevation, radiator and staircase to first floor. Access to:-

KITCHEN 13' 8" x 9' 11" (4.16m x 3.02m)

Double glazed door and window to rear elevation. One and a quarter sink unit with mixer tap. A range of base and wall mounted storage cupboards a range of work surfaces, recess for cooker, part tiled walls, gas fired boiler, plumbing for automatic washing machine and radiator.

FIRST FLOOR LANDING

Access to loft, linen cupboard. Doors off to:-

BEDROOM ONE 10' 1" x 7' 2" (3.07m x 2.18m)

Double glazed window to rear elevation, radiator and double wardrobe.



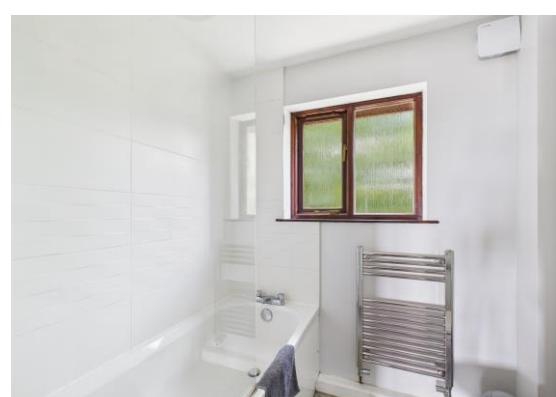
BEDROOM TWO 11' 8" x 11' 2" (3.55m x 3.40m) maximum measurements

Double glazed window to front elevation, radiator and double wardrobe.



BATHROOM

Double glazed window to rear elevation. Panelled bath with shower over and shower screen, close coupled WC and pedestal wash hand basin with tiled splashback. Chrome heated towel rail.



OUTSIDE

Immediately to the front of the property communal parking facilities can be found whilst to the rear is an enclosed garden with a paved patio.

SERVICES

Mains drainage, mains water, mains electric and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

Proceeding along Falmouth road towards Redruth town, continue along where Town Farm can be found on the right hand side where the property is located on the left where a MAP for sale sign has been erected for identification purposes. If using What3words:- dispenser.clips.baseballs

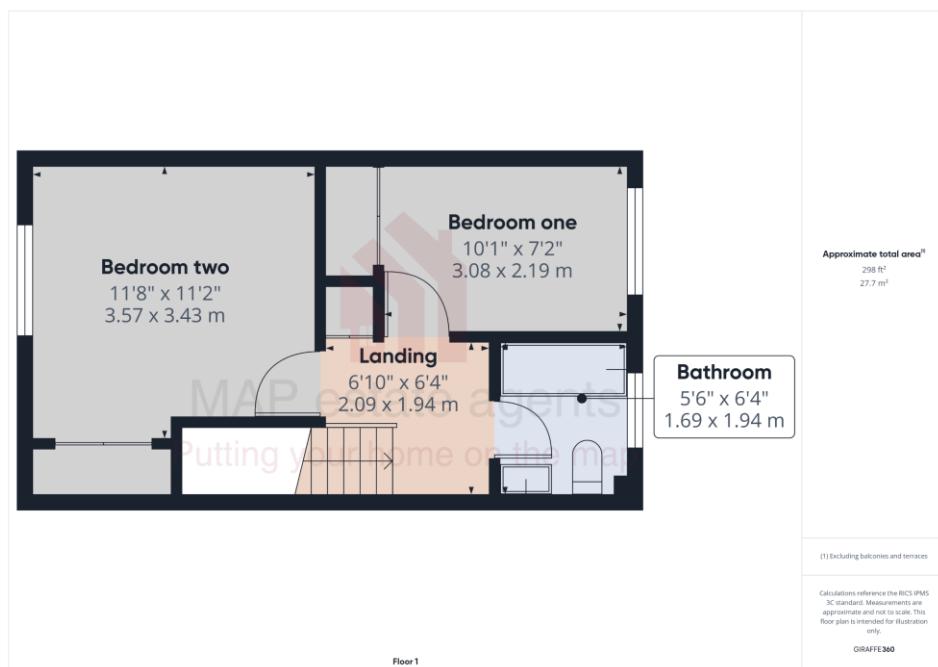
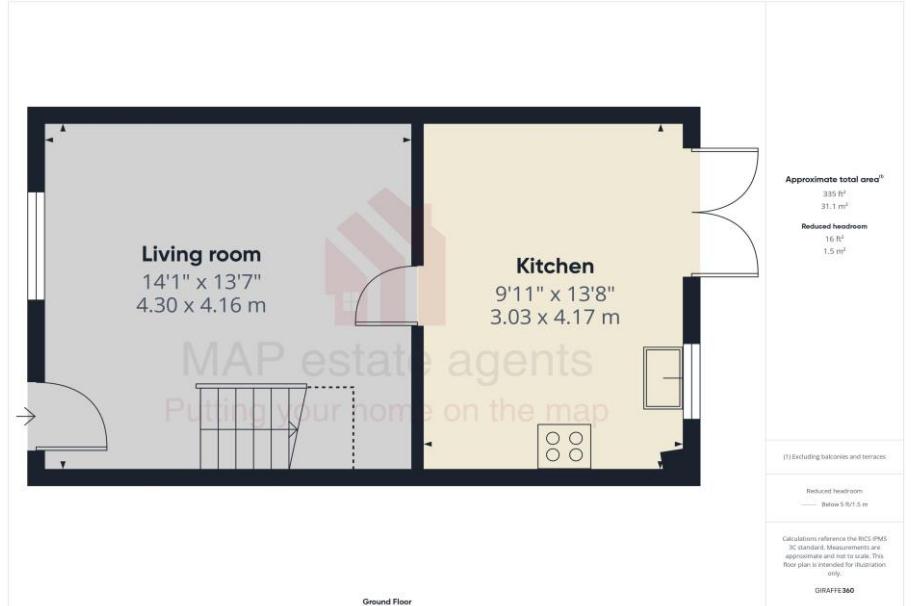


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	B7
EU Directive 2002/91/EC			



MAP's top reasons to view this home

- Well presented mid-terrace two bedroom property
- Kitchen/diner
- First floor bathroom with electric shower
- Chain free sale
- Double glazed windows and doors
- Gas fired central heating system
- Enclosed rear garden with useful storage shed
- Communal parking area
- Ideal first-time buyer property
- Close to town centre and amenities



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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sales@mapestateagents.com

Gateway Business Park, Barcoose
Cornwall TR15 3RQ

www.mapestateagents.com