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**Gweal Pawl,
Redruth,**

**£195,000
Freehold**





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Property Introduction

Offered to the market chain free, this spacious end-of-terrace family home presents an excellent opportunity for buyers looking to put their own stamp on a property.

While requiring some cosmetic and surface improvements, the home has been priced accordingly and offers generous accommodation throughout, making it an ideal purchase for first-time buyers, a growing family or investors.

The ground floor comprises entrance hall with ground floor WC, a generous living room with double patio doors opening onto the rear garden, and open-plan kitchen/dining room.

Upstairs, the property offers three bedrooms, including two doubles and a single, together with a family bathroom fitted with a bath with a shower above.

Location

Situated within three quarters of a mile of the town centre, Redruth offers a comprehensive range of shops and includes the popular Buttermarket with a selection of different cuisines to try as well as the Regal cinema with live performances. Redruth railway Station connects to London Paddington and the North of England.

The A30 trunk road is within a mile and Redruth is well located for access to the Cornish beaches on the north coast which include Portreath only five miles distant and the south coast at Falmouth which is Cornwall's university town and is within ten miles. The city of Truro is within a similar distance and here one will find an eclectic mix of local and national shopping outlets.

There are numerous primary schools and Redruth secondary school close by giving you a choice for schooling as well as Pool and Truro college. The stunning beaches of the north coasts are only a fifteen/twenty minute drive away with the beaches on the south coast being accessible within thirty minutes.

ACCOMMODATION COMPRISES

Composite door opens into the entrance hall with doors to the ground floor WC, open-plan kitchen/dining room and spacious living room, while also housing the staircase rising to the first-floor accommodation.

CLOAKROOM

Low level WC and wash basin.

LOUNGE 16' 9" x 9' 9" (5.10m x 2.97m) minimum measurements

A spacious dual-aspect lounge featuring a wooden double glazed window to the front elevation and wooden double glazed patio doors opening onto the rear garden, allowing for plenty of natural light throughout the room. Complete with two radiators and a useful under-stairs storage cupboard.

KITCHEN/DINING ROOM 13' 8" x 10' 2" (4.16m x 3.10m)

Fitted with a range of eye and base level units, composite worktops and tiled splashbacks. The kitchen incorporates a one-and-a-half bowl stainless steel sink, an integrated fridge/freezer, a four-ring gas hob with a Zanussi oven below and extractor fan above and space and plumbing for a washing machine. The Vaillant gas boiler is also housed within the kitchen. A wooden double glazed window looks out the side elevation as well as a window overlooking the rear garden, while a glazed door with glazed panel provides direct access outside. The room also benefits from a radiator and offers ample space for a family dining table, creating a sociable kitchen/dining area.

FIRST FLOOR LANDING

Benefiting from two wooden double glazed windows to the front elevation. Doors provide access to all three bedrooms and the family bathroom, a useful shelved airing/storage cupboard and the three bedrooms. Radiator, access hatch to the loft and PIV system.

BEDROOM ONE 16' 8" x 8' 0" (5.08m x 2.44m) maximum measurements

A dual-aspect double bedroom benefiting from wooden double glazed windows to the side and rear elevation, overlooking the rear garden. Complete with a radiator.

BEDROOM TWO 11' 5" x 10' 2" (3.48m x 3.10m) maximum measurements

A double bedroom featuring a wooden double glazed window overlooking the rear garden and a radiator.

BEDROOM THREE 10' 2" x 6' 1" (3.10m x 1.85m)

A single bedroom, ideal as a child's room, home office or dressing room, with a wooden double glazed window to the rear elevation and a radiator.

BATHROOM

The family bathroom comprises a low-level WC, pedestal wash hand basin and a panelled bath with a boiler-fed shower over. Complete with a radiator and an opaque uPVC double glazed window providing natural light and privacy. Linoleum flooring.

OUTSIDE SPACE

Externally, the property benefits from generous enclosed lawned garden with a paved patio immediately outside the living room patio doors and central path. Gated rear access from the lane to the side which leads down to an allocated parking space for the home as well as there being ample on-street parking. To the front there is a small lawn bordered by low level walls.

AGENT'S NOTES

There is an annual estate maintenance charge of £248.11 for the upkeep of the communal green areas. Please note the Council Tax band for this property is band 'B'. Our lettings department advises that a rent of £1200pcm could be achieved. Please note, it has been confirmed there is a leak to the pressure valve under the sink, therefore the water is turned off (this is currently being investigated).

SERVICES

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

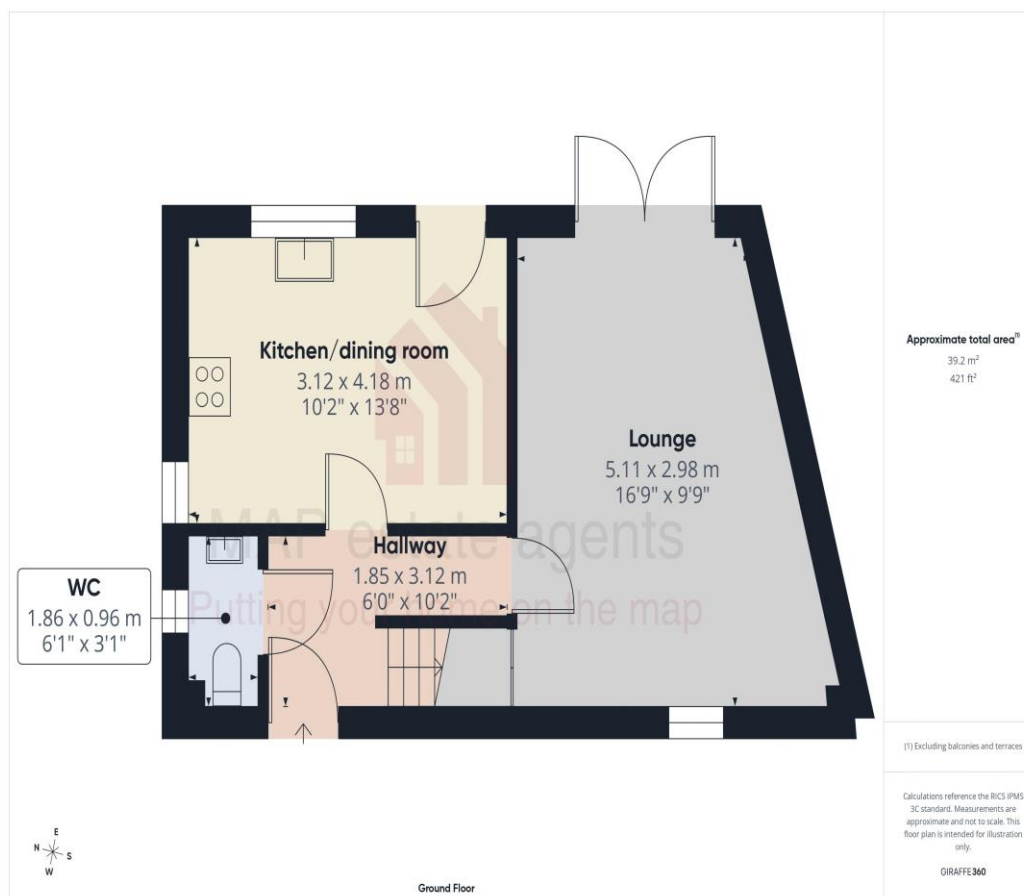


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	83
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Chain free sale
- Family three bedroom home
- Lounge
- Allocated parking
- Kitchen/dining room
- Generous gardens
- Gas central heating
- Easy access to the A30



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