



East End
Redruth
TR15 2EJ

Asking Price £150,000

- MID TERRACED COTTAGE
 - TWO BEDROOMS
- FIRST FLOOR BATHROOM
 - KITCHEN
- GARDEN WITH BLOCK BUILT SHED
- EDGE OF TOWN LOCATION
 - DOUBLE GLAZING
 - IDEAL FIRST HOME
 - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 482.00 sq ft



PROPERTY DESCRIPTION

Situated on the edge of Redruth town centre is this mid terraced cottage offered for sale with no onward chain. The property would ideally suit a first time buyer or a purchaser looking for convenience with the accommodation comprising an entrance vestibule, living room, kitchen, two bedrooms and first floor bathroom. Outside, the property enjoys a level garden with a block built shed along with a side passage for rear access.

LOCATION

East End is just a short walk from Redruth town centre. Redruth is a historic market town known for its rich mining heritage. Located roughly halfway between Truro and Falmouth, the town sits near the coast and offers good access to the A30, mainline railway, schools for all ages and a wide range of retail and leisure facilities.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Obscure double glazed door into:

ENTRANCE VESTIBULE

Stairs to first floor, door into:

LIVING ROOM

Feature fireplace, double glazed window, wood effect flooring, electric heater, door into:

KITCHEN

A white gloss fitted kitchen with a range of matching base and wall units, granite effect work surfaces with tiled splash backs, integrated electric oven, hob and extractor hood, space for washing machine and fridge, heated towel rail, wood effect flooring, double glazed window and door to rear garden.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, loft access hatch.

BEDROOM ONE

A double bedroom with double glazed window, electric radiator, airing cupboard with shelving and immersion water heater.

BEDROOM TWO

A single bedroom with double glazed window and electric radiator.

BATHROOM

A white three piece bathroom suite comprising bath with shower over, W.C

with concealed cistern and hand basin with fitted storage, tiled walls, wood effect flooring, extractor fan.

OUTSIDE

To the rear of the property is a level garden with a block built shed for storage. A side passage gives pedestrian access to the rear which can also be used by the neighbouring homes across the rear garden.

DIRECTIONS

From the top of Redruth Town, proceed onto East End where the property can be found on your left hand side.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: E

The building

Mid-terrace house

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone great, Three good, EE ok

Parking: None, There is rented off street parking available via separate negotiation a few doors down from the property.

In a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

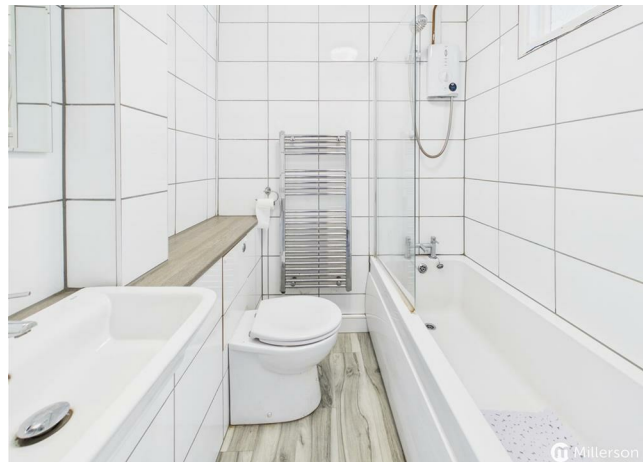
Public right of way: Access to side alley across back yard

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

44.9 m²

482 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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