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Sales & Lettings



12 Trewirgie Vean

Redruth, TR15 2RR

Guide Price £189,950

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Located in a small no-through road, an early viewing is certainly recommended as we bring to market this extremely well presented two bedroomed mid terraced property, with a lovely long westerly facing rear garden, situated in a most convenient location for Redruth town. Offering a warm welcome with a number of traditional features, this house is ready to move into and therefore an ideal starter home or as perhaps as an investment. Built in the mid 1800's, this property has been very well loved and looked after by the current vendor and as such is very worthy of an early inspection. Deceptively spacious on the ground floor, the house was extended during the 1970's, with two very good sized bedrooms upstairs. On entry, the hallway gives open access through to a dining room/sitting room with an internal door before, which opens into the front lounge/living room. A very cosy room, there is a traditional focal point cast fireplace, set on a slate hearth, albeit a decorative feature with a wood surround. Furthermore, there are good storage options with half cupboards in both alcoves with a window seat adding a nice touch with more storage beneath. Returning to the hallway, a Georgian styled arch gives open access to the dining room/second sitting room with open joist ceiling and a traditional fire surround, again decorative only. Stairs lead to the first floor with understairs storage and a clever built-in understairs seat, again with storage beneath. A serving hatch with a solid oak worktop links a rear hall area with the kitchen and two domed skylights cast lots of natural light into this area. The galley style kitchen, with solid oak worktops and spot lighting throughout, has a range of gloss storage cupboards and drawers with an integrated dishwasher complementing an integrated electric hob with integrated oven and grill below, the vendor informing us that the latter two are around twelve months old. A door at the rear of the kitchen links to a utility area with space and plumbing for a washing machine, again below a solid oak worktop. Thereafter is the modern bathroom suite, again with spot lighting and which includes a built-in rain head shower over the bath with gloss white metro tiled splashbacks. Stairs to the first floor lead to a quarter landing and the two very good sized bedrooms. Bedroom one is to the front whilst bedroom two to the rear has a characterful sloped ceiling with the bonus of a built-in wardrobe.

Externally, open access is given to the front garden which is laid to shingle with a hedged front border. The rear garden is accessed from the rear hall area and the door opens out onto a block paved patio with steps beyond leading up to a further block paved patio. This westerly facing garden is quite delightful and has been well tendered by the current vendor, centrally laid to lawn and framed by well presented mature borders of flowering plants, hedging, shrubbery and with a prominent tree towards the rear.

In terms of location, Redruth town centre is within a five minute walk or short drive. In the town itself, you will find a range of independent retailers, chain stores and a good range of cafes along with public houses, a cinema and also 'The Buttermarket', a vibrant food hall and social meeting venue. There are a number of nearby schools and Redruth main line railway station, where you can access London amongst other destinations can also be reached on foot or via a short drive. In the same area, there is access to local bus services. Further afield, Portreath Beach is under a fifteen minute drive, as are Tehidy Country Park and Tehidy Golf Club. Godrevy and Gwithian beaches are just under twenty five minutes away by car. Many other local towns, beaches and attractions are also nearby and accessible; including via public transport.

Upvc front door with half obscure double glazed panel opens to:

HALLWAY

Traditional decorative arch leading to the dining room/sitting room. An internal door with a half obscure glazed panel opens to:

LOUNGE

10'6" x 12'2" (3.21m x 3.73m)

Window seat with storage below. Upvc double glazed window overlooking the front garden and aspect. A traditional cast fireplace (decorative only) set on a slate hearth with alcoves to either side having built-in half storage cupboards. A further built-in storage cupboard housing the services. Radiator.

DINING ROOM/SITTING ROOM

11'0" x 11'8" (3.37m x 3.58m)

Stairs to the first floor with an understairs storage cupboard. Built-in seat with further storage beneath. Open joist ceiling and a radiator. Brick decorated open fireplace and a mains smoke alarm. Serving hatch with a solid oak worktop. Clear glazed panelled French doors open to:

KITCHEN

12'4" x 11'6" (3.77m x 3.52m)

A galley style kitchen with solid oak roll edge work surfaces. Range of eye level storage cupboards with bottom openings. Base level storage cupboards and drawers. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear patio. Rangemaster integrated dishwasher. An Indesit integrated electric hob with a Hoover integrated oven and grill below plus a a built-in extractor hood above. Mains smoke alarm and spot lighting throughout. Space for a tall fridge/freezer. Two domed skylights, one being fixed and one with an opening mechanism (not tested). Door opens to a full height storage cupboard.

SIDE HALL

Fixed skylight and a tall designer radiator. Upvc door with a half obscure

double glazed panel leading out to the rear patio and garden. Door opens to:

UTILITY AREA
Space and plumbing for a washing machine below a solid oak work surface. Upvc double glazed window overlooking the rear patio. Gas boiler above a storage cupboard set below a further oak worktop. Door opens to:

FAMILY BATHROOM
6'11" x 5'9" (2.11m x 1.77m)
Low level wc and a wash hand basin with a metro tiled splash back below a mirrored medicine cabinet. Bath with a built-in thermostatic rain head shower and metro tiled splash backs. Hinged glass shower screen and a designer radiator below a upvc obscure double glazed window to the rear aspect. Extractor fan and spot lighting.

FIRST FLOOR

QUARTER LANDING
Loft access hatch and a mains smoke alarm.

BEDROOM 1
14'1" x 12'7" (4.31m x 3.86m)
Upvc double glazed window overlooking the front garden and aspect. Radiator.

BEDROOM 2
12'11" x 9'6" (3.95m x 2.91m)
Upvc double glazed window behind a deep sill overlooking the rear garden and aspect. Radiator below two high clear glazed panels towards the stairs. Door opens to a built-in wardrobe with hanging space and shelved storage.

OUTSIDE
To the front open access with traditional gate posts leads to a laid to shingle area with a hedged border and a pathway leads to the front door. To the rear a door from the kitchen leads to a block paved patio with an external tap and an outside light. There is a painted block walled border and steps lead up to a raised block paved patio and a slabbed pathway. There is a fenced border to one side and a traditional walled border to the other. The rear garden is long featuring a central laid to lawn area framed by bordering mature shrubs, flowering plants, trees and hedging with a single mature tree feature. There is also a useful garden shed, a hidden storage area and a water butt.

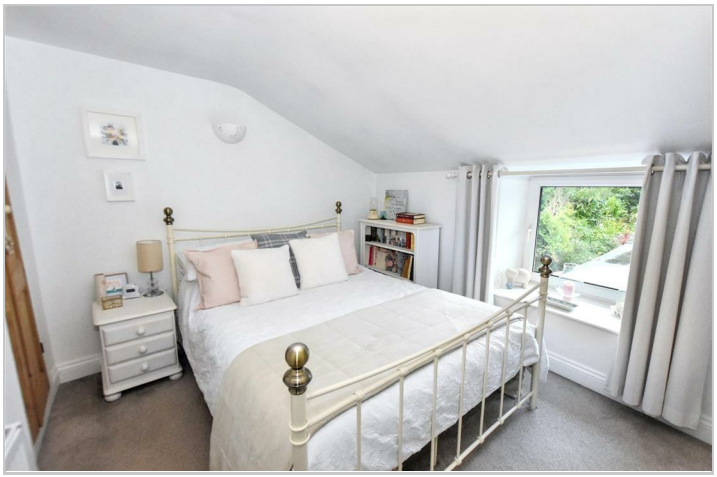
DIRECTIONS
From our office in Redruth proceed along Penryn Street, under the viaduct into Falmouth Road and Trewirgie Vean can be found between the Co-op and Trewirgie School. This is a no through road and the property can be found on the right hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: A.

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

Broadband highest available download speeds - Standard 22 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal -
EE - Variable outdoor, Three - Good outdoor, O2 - Good outdoor, Vodafone - Good outdoor (sourced from Ofcom).









Road Map



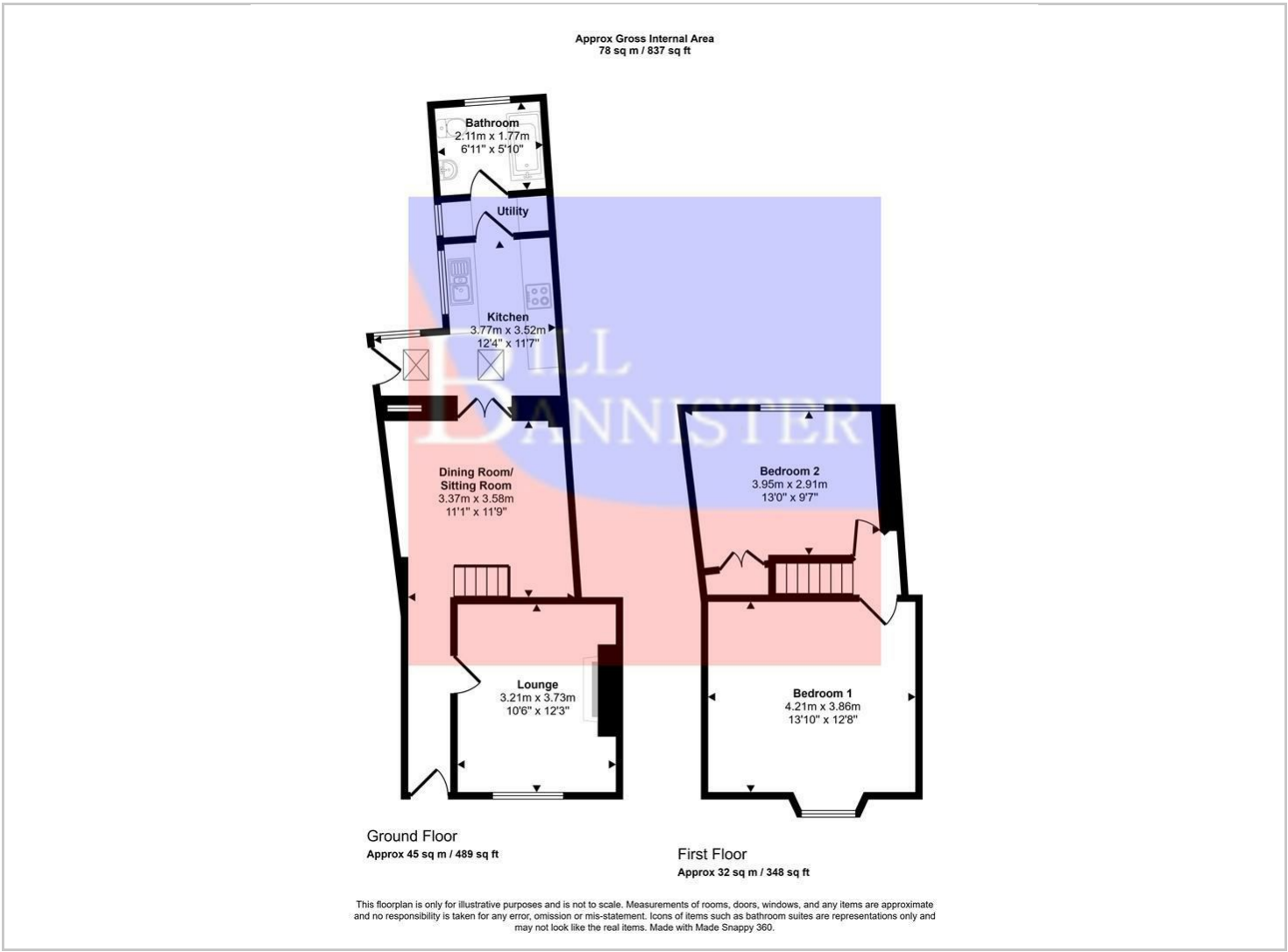
Hybrid Map



Terrain Map



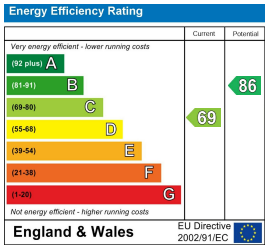
Floor Plan

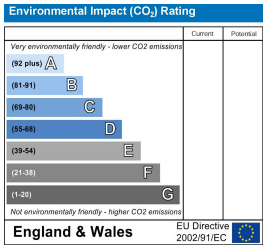


Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.