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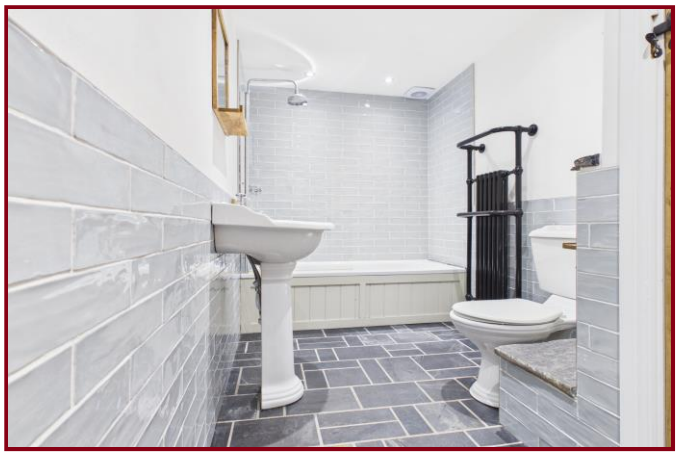
Falmouth Road, Redruth

£235,000

Freehold



Falmouth Road, Redruth

£235,000 Freehold

Property Introduction

A charming and beautifully modernised three bedroom stone fronted cottage, ideally positioned on Falmouth road in Redruth.

Combining traditional character with contemporary living, this attractive property offers well presented accommodation together with considerable benefit of a large garage and workshop to the rear.

On the ground floor there is a separate lounge and dining room together with a fitted kitchen and bathroom, to the rear of the kitchen there is a generous conservatory and the modern specification includes underfloor heating on the ground floor. To the first floor there are three bedrooms, two of which are double in size while the third is ideal as a cot room of those requiring a home office.

Fully double glazed there is gas fired central heating.

One of the properties particular highlights is the large garden and workshop situated to the rear and this valuable additional space provides excellent storage and workshop facilities and will be of particular interest of tradespeople, hobbyists and car enthusiasts.

The property is being offered for sale chain free providing a straight forward opportunity looking to move without the complication of an onward chain.

Location

Falmouth Road is conveniently located for access to the amenities of Redruth, including a range of shops, schooling for all ages and access to the mainline Railway Station with direct links out of the county. The surrounding area also provides easy access to the wider road network and the many attractions of West Cornwall. Truro, the administrative centre of Cornwall is within ten miles, Portreath on the North coast which is noted for its sandy beach and active harbour is within five miles whilst the university town of Falmouth on the South coast with its rich maritime heritage and relaxed seaside lifestyle will be found within eleven miles.

ACCOMMODATION COMPRISES

uPVC double glazed composite door opening to :-

LOUNGE 16' 3" x 10' 5" (4.95m x 3.17m)

uPVC double glazed box sash window to the front. Focusing on a wood burning stove (not installed) on a raised hearth. Open beamed ceiling, storage cupboard and natural slate floor with underfloor heating. Door to :-

DINING ROOM 12' 0" x 10' 0" (3.65m x 3.05m)

Open beamed ceiling, slate floor featuring underfloor heating and stairs to the first floor with storage cupboard beneath. Door to bathroom and recessed cupboard. Spotlighting. Squared archway opening to :-

KITCHEN/BREAKFAST ROOM 11' 9" x 10' 1" (3.58m x 3.07m)

uPVC double glazed window to the rear conservatory and single glazed door to rear conservatory. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces with built in oven with ceramic hob and hood over. Inset stainless steel single drainer sink unit, space and plumbing for an automatic washing machine and ceramic tiled splash back. Laminate flooring.

CONSERVATORY 11' 4" x 5' 1" (3.45m x 1.55m)

uPVC double glazed on two sides with a uPVC double glazed door opening onto the rear garden. Laminate flooring and spotlighting.

BATHROOM

Remodeled with a contemporary style suite consisting of close couple wc, pedestal wash and basin and paneled bath with plumbed rain head shower over-ornate Victorian towel radiator, natural slate flooring and extensive ceramic tiled wall. Airing cupboard containing the Vokera gas combination boiler. Inset spotlighting.

FIRST FLOOR LANDING

A central landing with a vertical radiator. Inset spotlighting and access to loft space. Ledge and brace doors open off to :-

BEDROOM ONE 15' 4" x 11' 9" (4.67m x 3.58m)

Two uPVC double glazed box sash windows to the front. Featuring engineered wood flooring together with a woodburning stove set on a raised hearth. Open beamed ceiling, contemporary style vertical radiator and attractive wood sills to windows.

BEDROOM TWO 10' 10" x 7' 2" (3.30m x 2.18m)

uPVC double glazed window to the rear with open beamed ceiling, contemporary style vertical radiator, inset spotlighting and engineered wood flooring.

BEDROOM THREE 6' 8" x 6' 5" (2.03m x 1.95m)

uPVC double glazed window to the rear. Engineered wood flooring, over stairs shelved hanging cupboard with shelving beneath. Contemporary style vertical radiator and beamed ceiling. It should be noted this room would be suitable as a cot room or more commonly used as a home office.

REAR GARDEN

The rear garden is enclosed, largely lawned with an external water supply and gives access to :-

GARAGE/WORKSHOP

An important feature of the property and ideal for use for those with various hobbies, there is an automatic roller door to the front and a pedestrian access to the side. Power and light connected.

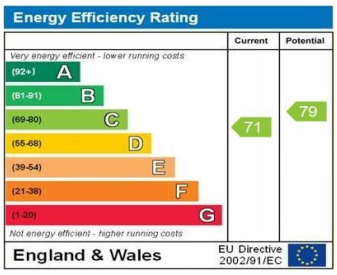
GARAGE 15' 6" x 10' 1" (4.72m x 3.07m)
WORKSHOP 16' 10" x 16' 4" (5.13m x 4.97m)

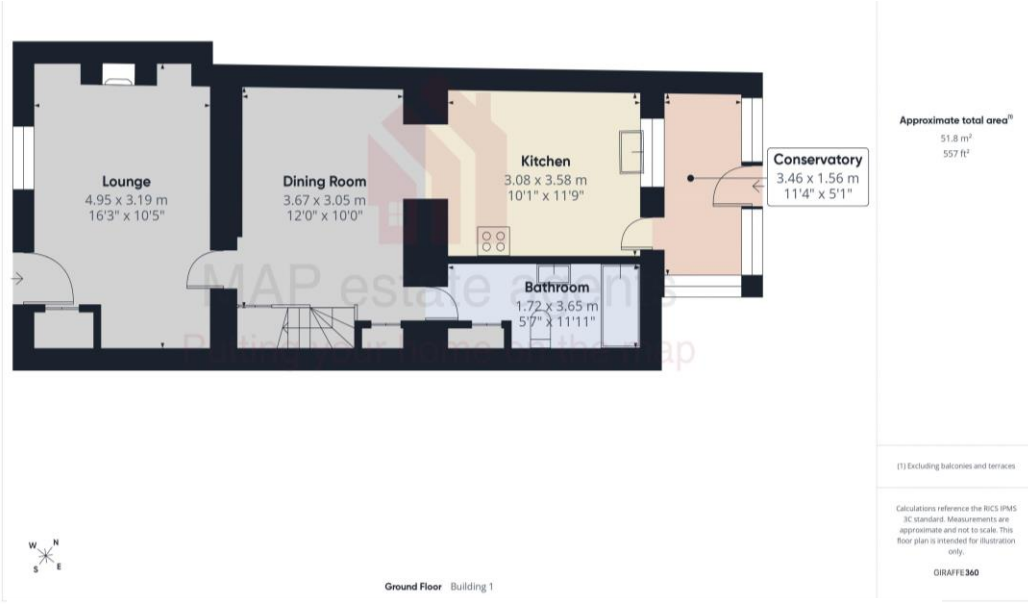
SERVICES

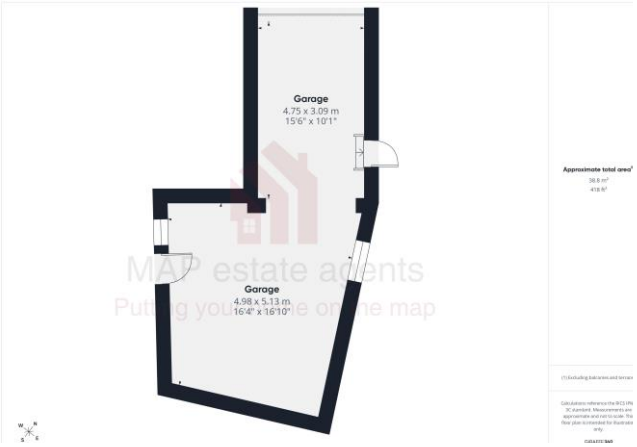
Main electricity, mains water (metered), mains drainage and mains gas.

AGENTS NOTE

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







MAP's top reasons to view this home

- Modernised stone dressed house
- Three bedrooms
- Lounge with slate floor and woodburner
- Dining room with slate floor
- Fitted kitchen
- Ground floor re-modelled bathroom
- Gas central heating
- uPVC double glazing
- Garden and large garage/workshop to rear
- Chain free sale

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