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**Chapel Street,
Redruth**

**Auction Guide Price £48,000+
plus fees
Leasehold**





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Property Introduction

For sale by online auction on 5th November 2026 in conjunction with Clive Emson Auctioneers. Requiring a program of modernisation and situated on the ground floor of a former Grade II listed Chapel within the Conservation Area in the heart of Redruth town centre, this two-bedroom flat offers spacious living accommodation, gas central heating and is in need of some updating and improvement.

The property benefits from two good-size bedrooms and an open-plan kitchen/dining/living room. Its convenient central location and ground-floor accommodation, the property could appeal to investors seeking a rental opportunity or to buyers looking for level living within easy reach of the town centre and its amenities.

For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

Location

Situated on the Truro side of Redruth, the centre of the town will be found within a five minute drive and here one will find a mainline Railway Station which connects with London Paddington and the north of England and a range of both local and national shopping outlets.

The A30 trunk road is also within easy reach and the property is conveniently located for access to the major town of Truro which is the commercial and cultural centre of Cornwall together with Falmouth on the south coast which is Cornwall's university town. Within five miles one will find the north coast village of Portreath which is noted for its sandy beach and active harbour.

ACCOMMODATION COMPRISES

The building comprises 19 flats arranged over two levels, with communal front and rear entrance doors.

COMMUNAL ENTRANCE

A communal hallway provides access to the flat.

ENTRANCE HALLWAY

Personal front door opening into the entrance hall with doors off to both bedrooms, the open-plan kitchen/dining/living room and the shower room. Radiator, front door intercom system and positive air ventilation system.

BEDROOM ONE 11' 3" x 7' 7" (3.43m x 2.31m) maximum measurements, plus door recess

Large single-glazed window to the front elevation with secondary sliding glazing units and radiator.

BEDROOM TWO 8' 10" x 7' 2" (2.69m x 2.18m)

Radiator and large single-glazed window to the side elevation with secondary glazing unit.

SHOWER ROOM

WC, wash hand basin and electric shower.

OPEN-PLAN KITCHEN/LIVING/DINING ROOM 17' 10" x 12' 11" (5.43m x 3.93m) maximum measurements

Open plan living space with wood-effect flooring, radiator and single-glazed window to the side elevation with secondary glazing. The kitchen area has units arranged along two sides, incorporating a stainless steel sink and spaces for a washing machine and oven. A cupboard door opens into a small store housing the gas boiler and electrics for the property.

SERVICES

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

AGENT'S NOTES

Council Tax band 'A'.

There will be a clause in the lease that the property cannot be used for holiday letting.

Our Lettings Director, Ben Nichols, advises that a rental income in the region of £850 pcm could be achieved.

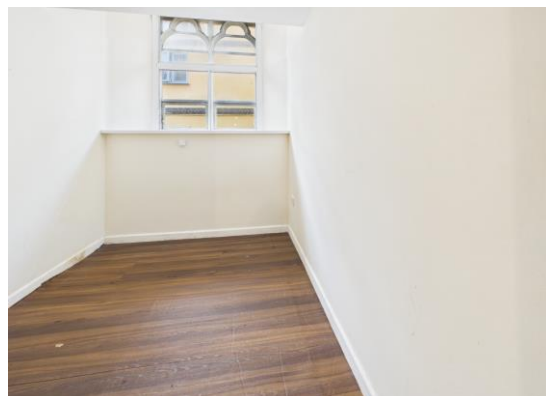
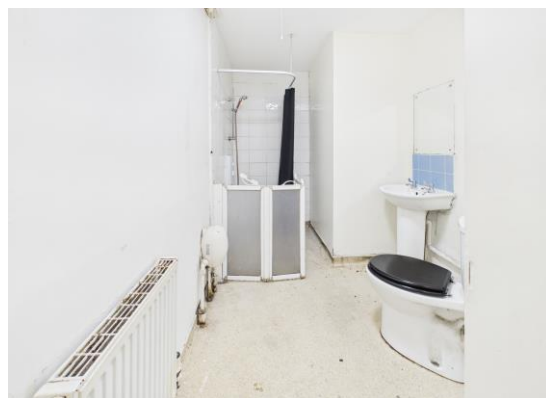
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LEASEHOLD INFORMATION

The property is being sold with a new 999 year lease. Please refer to the legal pack for more information on the maintenance/service charges.

DIRECTIONS

From Redruth Railway Station proceed down the hill bearing right at the first set of traffic lights, at the next set of traffic lights turn right and turn left into West End. Take a left at the traffic lights and you will the Chapel on the left hand side. If using What3words:-miracle.dispensed.gala



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Ground floor apartment
- Two bedrooms
- Open plan living space
- Gas central heating
- Council Tax Band 'A'
- Offered for sale via online auction
- Auction date 5th November 2026
- In conjunction with Clive Emson Auctioneers



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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