

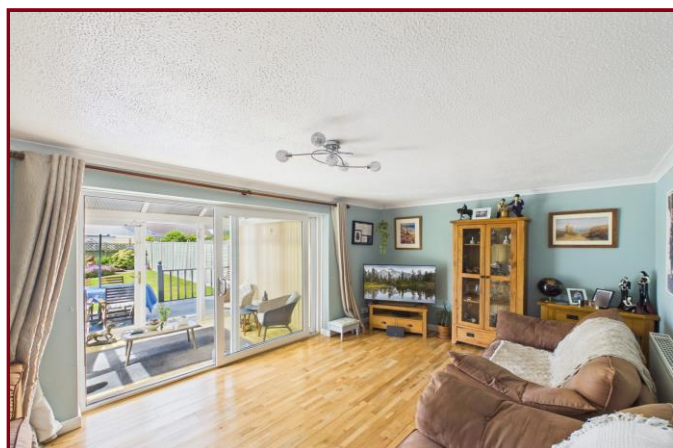


Penpont Road, Redruth

Offers in the Region of £300,000  
Freehold



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### Property Introduction

Penpont Road is a modern built, immaculately presented three bedroom semi-detached family home, situated within a quiet and sought after cul-de-sac.

The property offers well balanced and versatile accommodation, including a kitchen/dining space, reception room, and conservatory. It further benefits from a substantial end plot, south west facing garden featuring decking and a useful work from home/storage annexe, along with a separate garage and parking. The ground floor comprises a fully fitted kitchen with a zoned dining area, a hallway leading to the reception/sitting room and a conservatory that opens onto the composite decked area and generous rear garden.

To the first floor are a single bedroom or study, a second double bedroom, and a principal double bedroom complemented by a bathroom with shower and a separate WC.

Externally, the home enjoys a well maintained front garden with picket fencing and side access to the rear garden.

## Location

Penpont Road is positioned in a quiet, family friendly location at the heart of Redruth, offering a peaceful residential setting while remaining conveniently close to the town centre. Redruth provides a wide range of independent shops, local schools, parks, a mainline railway station and there are excellent bus links to Truro and beyond and access to the A30 trunk Road.

Redruth is home to Kresen Kernow which houses the largest collection of Cornish archive material and is a mecca for those researching their family history. The north coast at Portreath, which is noted for its sandy beach and active harbour, is nearby and Falmouth, which is on the south coast and is Cornwall's university town, together with Truro, which is centre of commerce for the county, are both within a short commute.

### ACCOMMODATION COMPRISES

Part glazed entrance door with glazed side screen opening to:-

### ENTRANCE PORCH

Part glazed door opening to:-

### HALLWAY

Staircase to first floor, tiled flooring and storage cupboard. Doors off to:-

### **KITCHEN/DINER 13' 2" x 11' 1" (4.01m x 3.38m) overall measurements**

Fully fitted kitchen with a range of light grey wall and floor mounted units with worktop over incorporating a sink and drainer. Space for oven with hob over and extractor above. Plumbing for washing machine. Window to front elevation overlooking the garden. This opens to a separate dining space with wall mounted television.

### **RECEPTION/SITTING ROOM 17' 4" x 10' 9" (5.28m x 3.27m)**

Wooden flooring and sliding patio doors leading to the:-

### **CONSERVATORY 11' 4" x 7' 9" (3.45m x 2.36m)**

Glazed on three sides with double doors opening to the deck. Fitted blinds.

### **FIRST FLOOR LANDING**

Cupboard housing boiler and second storage cupboard. Doors off to:-

### **BEDROOM ONE 11' 8" x 8' 9" (3.55m x 2.66m) plus door recess**

Double glazed window with views over south facing rear garden.

### **PRINCIPAL BEDROOM TWO 11' 8" x 8' 4" (3.55m x 2.54m)**

Large double window with rear views of garden.

### **BATHROOM**

Panelled bath with side screen, wash hand basin with cupboard below. Obscure double glazed window. Part tiled walls and radiator.

### **WC**

Obscured double glazed window and concealed cistern WC.

### **BEDROOM THREE 8' 2" x 7' 8" (2.49m x 2.34m)**

Double glazed window overlooking front garden. Radiator.

### **OUTSIDE FRONT**

The garden is designed to be low maintenance garden with a patio, picket fence and side rear access.

### **REAR GARDEN**

The rear garden is enclosed, laid mainly to lawn and generous in size with a southwesterly aspect, fish pond and a raised deck outside the conservatory. A pathway leads through the garden to annex/storage shed (not measured) with window and pedestrian door.

### **GARAGE 16' 6" x 8' 5" (5.03m x 2.56m)**

The garage has an up and over door. Access ramp.

### **SERVICES**

Mains water, mains drainage mains electric and mains gas.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'B'.

### **DIRECTIONS**

From Redruth Railway Station proceed up the hill and turn slight left into Higher Fore Street. Continue to the end of the road and turn left into Drump Road. At the roundabout take the third exit onto Cardrew Way. Turn right into Roseland Gardens and then right again into Penpont Road where the property will be identified on the right hand side. If using What3words:- pin.heaven.giggle

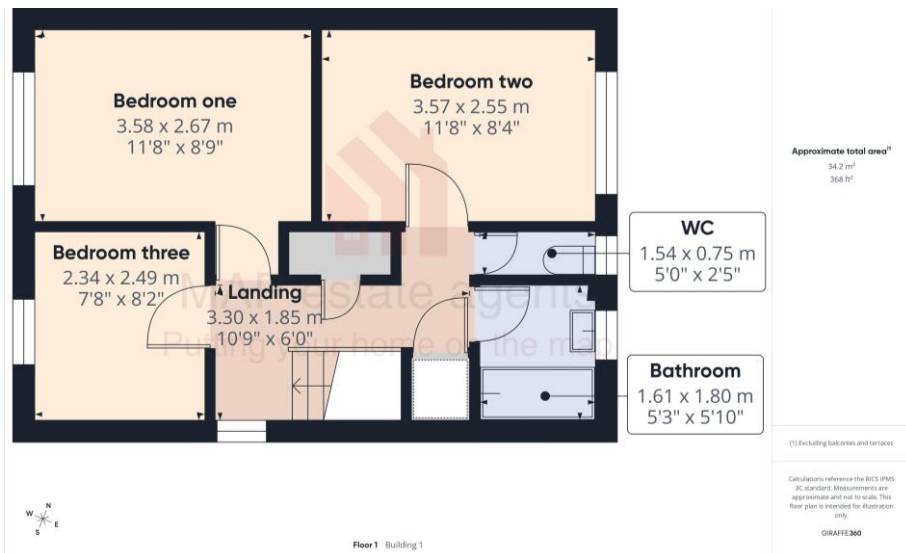
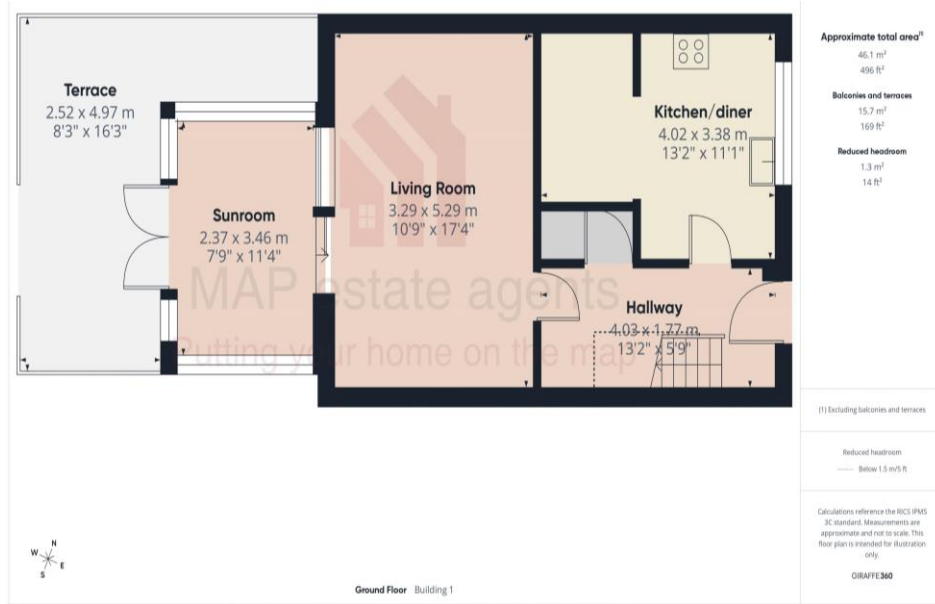


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Well presented semi-detached home
- Three bedrooms
- Gas central heating
- Double glazing
- Substantial South West facing garden
- Quiet and desirable location
- Garage
- Parking



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