



MAP estate agents
Putting your home on the map

**Higher Sentry,
West Trewirgie Road, Redruth**

**£350,000
Freehold**





Higher Sentry, West Trewirgie Road, Redruth

£350,000 Freehold

Property Introduction

This attractive stone fronted end terrace of three house offers well proportioned family size accommodation and is conveniently located within walking distance of schooling for all ages and the town centre. A versatile home, there are three double size bedrooms and a shower room on the first floor. The front door opens on to the entrance hallway which gives access to a lounge with full height stone fireplace, a separate dining room and a fitted kitchen. Complementing the first floor shower room, there is a shower room/WC accessed from the utility to the rear of the property. Heating is provided by a gas fired combination boiler supplying radiators and there is uPVC double glazing (excluding a feature window).

To the outside the rear garden is enclosed, offers a good level of privacy and features a BBQ. From here there is access to a workshop and the attached garage and additional parking is accessed from West Trewirgie Road. Separately accessed is a triangular shaped garden with access of Coach Lane. In summary, a property that requires a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

West Trewirgie Road is a favoured residential part of Redruth and is only a short walk from the town centre. Schooling for all ages is within walking distance, Redruth benefits from an eclectic mix of local and national shopping outlets and there is a mainline railway station with connections to London Paddington and the north of the country. Redruth is also home to Kresen Kernow which houses the largest collection of Cornish archive material and is a mecca for those researching their Cornish roots and the A30 trunk road runs to the north of the town.

Truro, which is the administrative and shopping centre for Cornwall and the university town of Falmouth on the south coast are both within commuting distance and Portreath on the north coast, which is noted for its sandy beach and active harbour, will be found within five miles.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

ENTRANCE VESTIBULE

Half panelled walls and glazed door to:-

HALLWAY

Half panelled walls, radiator and stairs to first floor with cupboard under. Doors open off to:-

LOUNGE 17' 1" x 12' 7" (5.20m x 3.83m) maximum measurements, irregular shape

Two uPVC double glazed windows to the front. Focusing on a feature floor to ceiling stone fireplace (non-functional) with display plinths to either side. Radiator.

DINING ROOM 13' 2" x 10' 10" (4.01m x 3.30m)

uPVC double glazed window to side. Feature 'Bradstone' style fireplace (non-functional) having alcove cupboards to either side, one of which houses a gas combination boiler. Radiator.

KITCHEN 10' 11" x 8' 6" (3.32m x 2.59m)

uPVC double glazed window to the side. Fitted with a range of eye level and base wood faced units having adjoining roll top edge working surfaces and incorporating an inset stainless steel sink unit with mixer tap. Extensive ceramic tiling to walls, cooker point and radiator. Wood block flooring.

UTILITY 10' 11" x 5' 6" (3.32m x 1.68m) plus recess, irregular shape, maximum measurements

uPVC double glazed door and window to rear garden. Fitted with a range of wall units, space and plumbing for an automatic washing machine and radiator. Door to:-

SHOWER ROOM/WC

uPVC double glazed window to rear. Remodelled with a close coupled WC, pedestal wash hand basin and shower enclosure with electric shower. Wall mounted electric fan heater, part wood panelling to walls and radiator.

FIRST FLOOR LANDING

Feature stained glass window to the rear. Doors off to:-

BEDROOM ONE 13' 1" x 11' 5" (3.98m x 3.48m) irregular shape

Two uPVC double glazed windows to the front. Built-in sliding door wardrobe and radiator. Bedroom fitment to include extensive wardrobe units and overbed storage unit.

BEDROOM TWO 11' 6" x 11' 1" (3.50m x 3.38m) plus door recess

uPVC double glazed window to side. Built-in two door wardrobe with shelving unit to side.

BEDROOM THREE 12' 8" x 7' 11" (3.86m x 2.41m) plus door recess

uPVC double glazed window to side. Built-in four door storage unit.

SHOWER ROOM

Low level WC, wall mounted wash hand basin and shower enclosure with shower.

OUTSIDE FRONT

To the front of the property there is an enclosed triangular shaped garden which is accessed from Coach Lane and is stocked with a range of shrubs.

REAR GARDEN

To the rear lies the majority of the outside space and features a covered paved patio area leading to the main garden which has low maintenance artificial turf together with well stocked raised beds, there is a further outside patio together with covered BBQ and a generous ornamental pond. Access to the garage.

WORKSHOP 13' 1" x 7' 2" (3.98m x 2.18m)

A timber storage shed ideal for use as a workshop. Access to the:-

GARAGE 17' 5" x 12' 6" (5.30m x 3.81m) L-shaped, maximum measurements

Featuring an electric door and with power and light connected. Doors to garden.

SERVICES

Mains metered water, mains gas, mains electric and mains drainage.

AGENT'S NOTE

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

DIRECTIONS

From Redruth railway station proceed down the hill turning slight right at the first set of traffic lights. At the next set of traffic lights turn left and take the first turning right into Trewirgie Road and the road then bears around to the right into West Trewirgie Road where the property will be identified on the junction with Coach Lane on the right hand side. If using What3words:- hazy.robos.passes



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	53	
(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

- Stone fronted end terrace house
- Three double size bedrooms
- Lounge and dining room
- Fitted kitchen
- Shower rooms on first and ground floor
- uPVC double glazing
- Gas central heating
- Garage and parking
- Enclosed gardens
- Walking distance to schooling and Railway Station



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)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.