



Gilly Hill  
Redruth  
TR15 2RN

Asking Price £199,950

- MID TERRACED COTTAGE
- TWO DOUBLE BEDROOMS
- LARGE SUNNY GARDEN
- FIRST FLOOR BATHROOM
- QUIET EDGE OF TOWN LOCATION
- GAS CENTRAL HEATING
- IDEAL FIRST HOME
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area - 524.00 sq ft



### PROPERTY DESCRIPTION

Situated on a quiet road on the edge of Redruth is this mid terraced cottage perfectly suited to first time buyers. The ground floor accommodation comprises a cosy living room and a modern fitted kitchen with direct access to the garden whilst the first floor offers two double bedrooms and a three piece bathroom. Outside, the rear enjoys a large garden which benefits from all day sunshine and is enclosed creating a safe space for children and pets. With an EPC rating of C the cottage will also suit investors looking to let.

### LOCATION

Gilly Hill is a quiet street tucked away on the edge of Redruth Town. Redruth is a historic market town known for its rich mining heritage. Located roughly halfway between Truro and Falmouth, the town sits near the coast and offers good access to the A30, mainline railway, schools for all ages and a wide range of retail and leisure facilities.

### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

uPVC double glazed door into:

#### LIVING ROOM

Double glazed window, radiator, wood effect flooring feature fire place with slate hearth, stairs to first floor, open into:

#### KITCHEN/DINER

A modern fitted kitchen with a range of matching base and wall units, granite effect work surfaces with tiled splash backs, Integrated electric oven, hob and extractor, stainless steel sink with mixer tap and drainer spaces for washing machine, tumble dryer and fridge freezer, wood effect flooring space for small table and chairs, wall mounted 'Baxi' combination boiler, radiator, double glazed window and sliding patio doors opening onto rear garden.

#### FIRST FLOOR

#### LANDING

Doors to bedroom and bathroom, PIV ventilation unit.

#### BEDROOM ONE

A double bedroom with built in wardrobe, double glazed window, radiator, loft access hatch.

#### BEDROOM TWO

A second double bedroom with double glazed window, radiator and built in storage cupboard.

#### BATHROOM

A three piece bathroom suite comprising bath with shower over and easy clean surround, W.C and hand basin with fitted cupboard below, chrome effect heated towel rail, tile effect flooring, obscure double glazed window, extractor fan.

#### OUTSIDE

The property sits on a quiet and popular street with plenty of on street parking available. The rear enjoys a larger than expected garden which boasts all day sunshine and offers a safe enclosed space for children and pets. The main garden is level and laid to lawn with patios to either end and a gate for pedestrian access.

#### AGENTS NOTE

The property has a right of way over the adjoining property as does the additional adjoining home.

#### DIRECTIONS

From Redruth Town centre travel under the Viaduct onto Falmouth Road. Gilly Hill can be found just a short distance past the convenience store on your right hand side.

#### MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.



Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - OK  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No - however there is a right of way for neighbours  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes

appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
524 ft<sup>2</sup>

Reduced headroom  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

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