

Sparnon Hill

Redruth

TR15 2RH

Asking Price £250,000

- SPACIOUS THREE BEDROOM FAMILY HOME
- BEAUTIFUL PERIOD FEATURES THROUGHOUT
  - WELL PRESENTED
- SPACIOUS ACCOMMODATION
  - DETACHED GARAGE
  - ENCLOSED REAR GARDEN
- FIRST FLOOR W.C. AND BATHROOM
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1033.00 sq ft



#### DESCRIPTION

A really well presented and spacious three bedroom terraced house in a popular and convenient location in one of Redruth's favoured residential locations. A hugely deceptive property, there; is superbly spacious accommodation throughout to include Living room/Dining room, Kitchen, along with three excellent bedrooms and a very generous family bathroom with corner bath and separate shower on the first floor. Outside there's a lovely enclosed low maintenance rear garden, and the hugely valuable benefit of a garage.

#### LOCATION

Set in the heart of West Cornwall, Redruth is a thriving market town that perfectly blends rich industrial heritage with modern convenience and a strong sense of community. Once at the centre of Cornwall's tin and copper mining industry, Redruth today offers an appealing lifestyle for families, professionals and retirees alike. Redruth forms part of the renowned Cornwall and West Devon Mining Landscape, a UNESCO World Heritage Site celebrating the area's global mining significance. Historic streets, characterful cottages and impressive former mine buildings give the town a distinctive charm and unique architectural character.

#### ENTRANCE

UPVC double glazed obscured door opening into:

#### ENTRANCE HALL

A generous entrance hall with slate tile flooring. Stairs to first floor. Doors opening into Living room/Dining room and Kitchen, Radiator. Attractive original archway and cornicing.

#### LIVING ROOM/DINING ROOM

A fabulous and very spacious dual aspect Living room and dining room, with clearly delineated space for Living and Dining. The living area benefits from a feature fireplace with brick surround and tiled hearth. along with a UPVC double glazed window to front elevation and radiator. The room opens up through an open archway into a lovely dining area with plenty of space for a dining table and chairs, and there's a UPVC double glazed window to rear elevation and further radiator.

#### KITCHEN

A very generous Kitchen with ceramic tile flooring. A range of floor standing and wall mounted cupboard and drawer units with work surface over. Two UPVC double glazed window to side elevation. UPVC double glazed door leading into back garden. Range oven with extractor fan over. Space and plumbing for washing machine and tumble dryer. Original exposed granite inglenook fireplace surround with radiator beneath. integrated Fridge/Freezer

#### FIRST FLOOR LANDING

A really beautiful and striking split landing with a wealth of original

features including an ornate archway and a beautiful original bannister. This generous landing area provides enough space for a seating area, storage and benefits from natural light thanks for a UPVC double glazed obscured window to side elevation.

#### BEDROOM ONE

A lovely light filled dual aspect room with UPVC double glazed windows to side elevations. Radiator

#### BEDROOM TWO

Another excellent double bedroom with UPVC double glazed window to front elevation. Radiator.

#### BEDROOM THREE

A well proportioned double bedroom with UPVC double glazed window to front elevation. Radiator.

#### FAMILY BATHROOM

A particularly spacious family bathroom. Tile effect flooring. Corner bath with hot and cold taps over. Shower unit with shower attachment over. Inset wash hand basin with cupboard unit beneath. Part tiled to three walls. UPVC double glazed window to rear elevation. Radiator.

#### FIRST FLOOR W.C.

Low level W.C. UPVC double glazed obscured window to side elevation.

#### OUTSIDE

Accessed via the kitchen, there's a very pleasant enclosed rear garden which is of low maintenance design. Initially there's a pleasant private courtyard area immediately outside the Kitchen. Steps lead up to another secure courtyard area, and then open up into a stone chipped low maintenance garden area suitable for table and chairs, enjoying an open outlook. A further small set of stairs lead up to the Garage, and a pedestrian gate leads into the rear access lane.

#### GARAGE

Up and over Garage door. UPVC double glazed window to side elevation. Power and light.

#### DIRECTIONS

From Redruth Train Station, Proceed down the hill and at the traffic lights, bear left onto Clinton Road. Proceed along Clinton Road for approximately 300 Yards, taking the third turning on the right hand side into Sparnon Hill. the property is located a short distance down on the right hand side.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold



Property type: House  
Property construction: Standard construction  
Energy Performance rating: D  
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 - Good  
Parking: Garage and Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
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  
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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 appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

96 m<sup>2</sup>

1033 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>84</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>59</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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