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**Wentworth Close,
Redruth**

**£220,000
Freehold**





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Property Introduction

Offered for sale with no onward chain, this modern terraced house was constructed by well respected local builders, KPK Builders & Developers Limited.

Situated within a cul-de-sac on the Falmouth side of Redruth, there are two double size bedrooms and a contemporary style bathroom on the first floor. The front door opens to a vestibule and from here, there is a lounge which leads to a well appointed kitchen/diner with a wide range of fitted appliances. The property is warmed by a gas combination boiler and there is uPVC double glazing.

To the outside, a paviour driveway to the front gives off-road parking whilst to the rear, there is an enclosed, mainly lawned garden with a patio.

In summary, an ideal first home, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Wentworth Close is within three quarters of a mile of the town centre and offers easy commuting to both the city of Truro and the south coast university town of Falmouth.

The historic former mining town of Redruth offers a range both local and national shopping outlets, there is a mainline Railway Station with direct links to London Paddington and the north of England and the A30 trunk road runs to the north of the town. Within six miles, one will find the north coast harbour village of Portreath which is noted for its sandy beach and has the coastal footpath running through it.

Redruth has locally respected schools offering education for all ages and Cornwall College will be found at Pool which is within three miles.

ACCOMMODATION COMPRISES

Storm porch with composite double glazed door opening to:-

ENTRANCE VESTIBULE

Stairs to first floor and radiator. Door to:-

LOUNGE 15' 5" x 9' 3" (4.70m x 2.82m) plus recess

uPVC double glazed box sash window to the front. Inset spotlighting, under stairs storage cupboard and radiator. Door to:-

KITCHEN/DINER 13' 7" x 9' 8" (4.14m x 2.94m) maximum measurements, L-shaped

uPVC double glazed window to the rear and uPVC double glazed French doors opening onto the rear patio. Fitted with a contemporary range of gloss white eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl sink with mixer tap. Built-in eye level oven, integrated four-ring gas hob with stainless steel cooker over and integrated fridge and freezer. Integrated dishwasher and integrated washer/dryer. Ceramic tiled flooring, cupboard housing 'Baxi' combination gas boiler and radiator. Inset spotlighting.

WC

Close coupled WC, pedestal wash hand basin and inset spotlighting. Ceramic tiled flooring and radiator.

Returning to entrance vestibule, stairs to:-

FIRST FLOOR LANDING

A central landing with access to loft space and doors open off to:-

BEDROOM ONE 10' 3" x 8' 10" (3.12m x 2.69m) plus recess

uPVC double glazed box sash window to the front. Recessed deep two-door wardrobe, spotlighting and radiator.

BATHROOM

In a contemporary style with a hidden cistern WC, wall hung wash hand basin and panel bath with plumbed shower over. Illuminated display niche with wood counter top over and mirror. Extensive ceramic tiling to walls, towel radiator, ceramic tiled flooring and inset spotlighting. Sun pipe.

BEDROOM TWO 11' 7" x 9' 10" (3.53m x 2.99m)

uPVC double glazed box sash window to the rear enjoying a rural outlook. Inset spotlighting, recessed two-door wardrobe and radiator.

OUTSIDE FRONT

To the front of the property, there is a brick paviour hardstanding suitable for parking one vehicle with mature shrubs to one side featuring a specimen Cordyline.

REAR

The rear garden is enclosed, largely lawned with a patio immediately to the rear of the dining area. Pedestrian access leads out to the rear.

SERVICES

Mains water (metered), mains electricity, mains drainage and mains gas.

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'.

Pursuant to the Estate Agents Act 1979, we would inform you that the vendor is a relative of an employee of MAP estate agents.

DIRECTIONS

From Redruth Railway Station, proceed down the hill turning left at the first set of traffic lights and continue along this road to the next set of traffic lights turning slight left heading towards Falmouth. The entrance to Wentworth Close will be on the found on the right and on entering the cul-de-sac, the property will be identified on the left-hand side. If using What3words: tweed.princely.treating

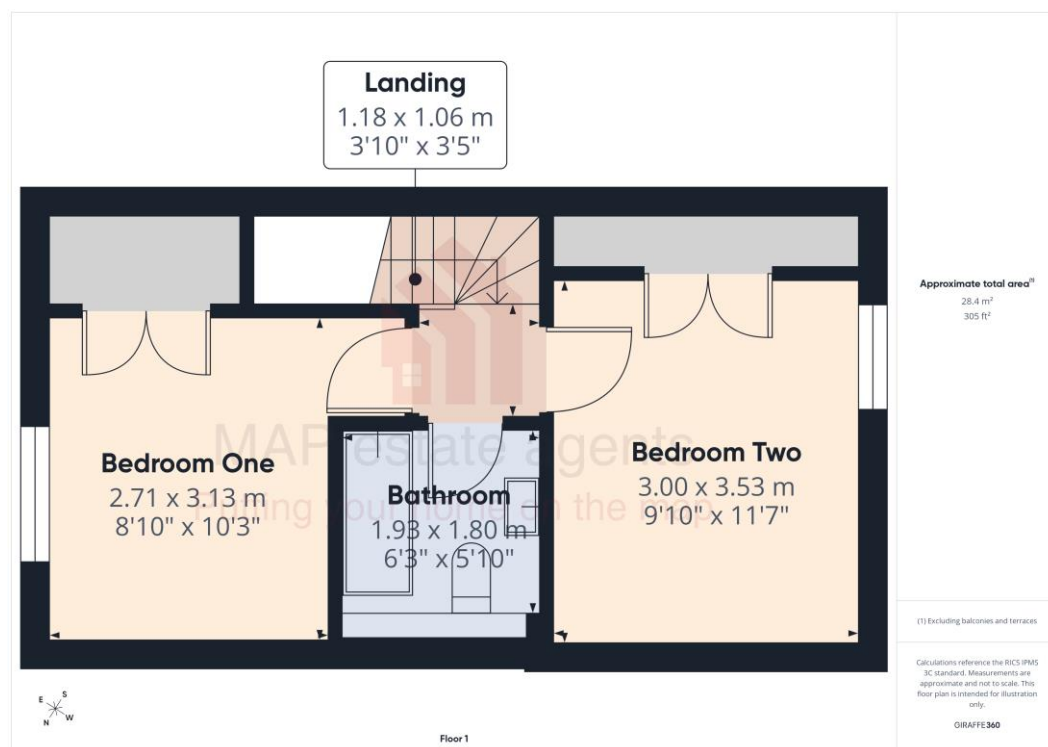
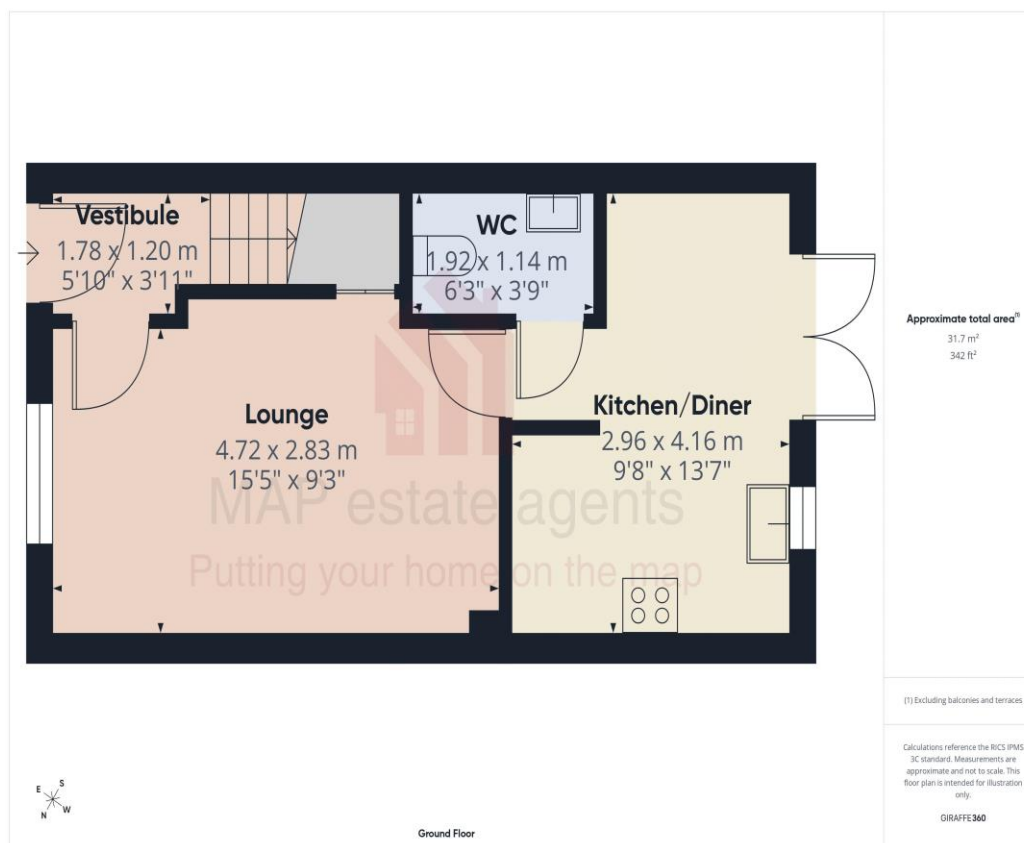


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Modern terraced house
- Two double size bedrooms
- Lounge
- Fitted kitchen/diner
- First floor family bathroom
- Gas central heating
- uPVC double glazing
- Gardens to the front and rear
- Parking
- Chain-free sale, ideal first home



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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