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**Pengover Parc,  
Redruth**

**£185,000  
Freehold**





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## Property Introduction

Situated within a mature development on the north side of the town, this end terrace house is ideal as a first home or an investment opportunity.

There are two bedrooms and a bathroom on the first floor with the rear bedroom enjoying an open outlook across a sports field. One will find a lounge, fitted kitchen/dining room and a rear porch on the ground floor.

The property benefits from gas fired central heating and there is uPVC double glazed units throughout.

To the outside there are low maintenance gardens to both front and rear, the property is being offered for sale with no onward chain and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

The town of Redruth offers a wide range of local retail outlets interspersed with traditional high street stores as well as banks, building societies and a supermarket. There is also a mainline Railway Station which provides direct access to London and the north of England, the A30 trunk road is within a quarter of a mile and the north coast at Portreath can be found within five miles.

Truro, the administrative and cultural centre of Cornwall will be found within ten miles and Falmouth on the south coast which is Cornwall's university town is within eleven miles.

### ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

#### **LOUNGE 14' 2" x 13' 6" (4.31m x 4.11m)**

uPVC double glazed window to the front. Staircase to first floor with storage cupboard beneath and radiator. Door to:-

#### **KITCHEN/DINER 13' 5" x 8' 8" (4.09m x 2.64m)**

uPVC double glazed window to the rear and uPVC double glazed door to rear porch. The kitchen area is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporates a stainless steel single drainer sink unit with mixer tap. Cooker point, space and plumbing for an automatic washing machine and extensive ceramic tiled splashbacks. Wall mounted 'Worcester' gas combination boiler and radiator.

### REAR PORCH 5' 3" x 3' 10" (1.60m x 1.17m)

uPVC double glazed window to the rear.

### FIRST FLOOR LANDING

A central landing with access to loft space and featuring a recessed shelved cupboard. Panelled doors opening off to:-

### BEDROOM ONE 11' 3" x 10' 1" (3.43m x 3.07m)

uPVC double glazed window to the front. Recessed three door wardrobe and radiator.

### BEDROOM TWO 11' 7" x 6' 10" (3.53m x 2.08m) maximum measurements

uPVC double glazed window to the rear enjoying an outlook across a sports field. Radiator.

### BATHROOM

uPVC double glazed window to the rear. Fitted with a matching suite consisting of low level WC, pedestal wash hand basin and panelled bath with shower attachment. Extensive ceramic tiling to walls and radiator.

### OUTSIDE FRONT

To the front the garden is enclosed and has been designed with low maintenance in mind having a largely gravel finish. Pedestrian access leads to the side of the property.

### REAR GARDEN

The rear garden is enclosed, secure for younger children and pets and is mainly paved. Pedestrian access leads out to the rear of the property.

### AGENT'S NOTE

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

### DIRECTIONS

From Redruth Railway Station proceed up the hill into Higher Fore Street, at the give way bear left into East End and then take the next left into Drump Road, continue down the full length of Drump Road and at a mini-roundabout bear right into North Street, take the first turning right into Strawberry Lane and continue to the far end of Strawberry Lane where you enter Pengover Parc and bearing around to the left the property will be identified on the left hand side by our For Sale board. If using What3words:- planting.crafted.overheat



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Chain free sale
- End terrace house
- Two bedrooms
- 14' Lounge
- 13' Kitchen/dining room
- Gas central heating
- uPVC double glazing
- Low maintenance front and rear gardens
- Convenient for local schools and A30
- Ideal first home



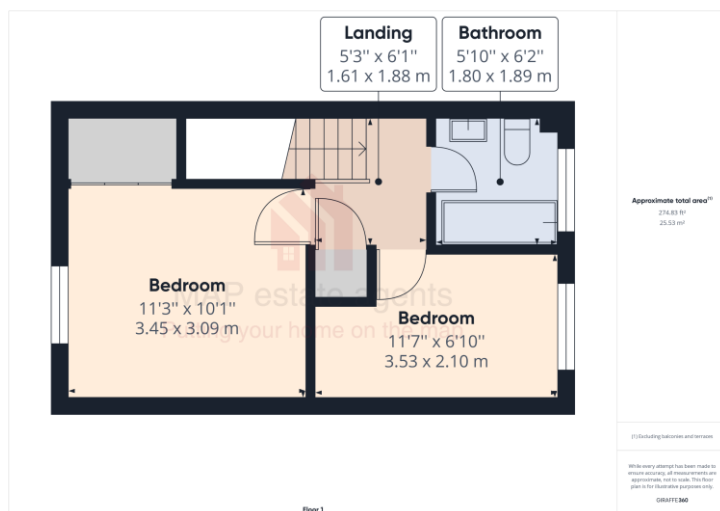
Approximate total area<sup>(1)</sup>  
333.52 ft<sup>2</sup>  
30.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor



Approximate total area<sup>(1)</sup>  
274.62 ft<sup>2</sup>  
25.53 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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