



MAP estate agents
Putting your home on the map

West Trewirgie Road, Redruth

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Central Redruth 0.3 miles | A30 trunk road 1 miles | Camborne 3.5 miles | Portreath (North coast) 4.5 miles | Falmouth (South coast) 11 miles | Truro 10 miles | Newquay Airport 26 miles | Plymouth 62 miles | Exeter M5 95 miles (Distances are approximate)

Offering a wealth of character, this Edwardian semi-detached bay fronted house benefits from Victorian influences and features a large enclosed garden to the rear which is well stocked with shrubs and gives a high level of privacy.

Entrance vestibule | Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | WC | Four bedrooms | Bathroom | Workshop | Gardens

£425,000
Freehold



Property Introduction

Ideal as a family home there are four bedrooms and a family bathroom on the first floor with the fourth bedroom being ideal for use as a home office.

The hallway has an original geometric tiled floor with an attractive turning staircase and original panelled doors open off to a lounge with feature fireplace, dining room and a kitchen/breakfast room which is fitted with a comprehensive range of units arranged to form a partial room divider.

There is gas central heating supplying radiators and a utility cupboard with plumbing for an automatic washing machine is adjacent to the first floor bathroom. It should be noted that 'Velux' roof lights have been fitted in the spacious loft and there is the potential to convert into additional living space if required, subject to the normal consents.

The character of the property needs viewing to be fully appreciated, many of the rooms have polished wood flooring, there are ornate coved ceilings and original sash windows.

Viewing our interactive virtual tour is recommended prior to arranging a viewing of this superb family home.

Location

West Trewirgie Road is a favoured residential part of Redruth and is only a third of a mile from the

town centre. Schooling for all ages is within walking distance, Redruth has an eclectic mix of local and national shopping outlets and there is a mainline Railway Station with direct links to London and the north of the country.

Redruth is also home to Kresen Kernow which 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, Portreath on the north coast, which is noted for its sandy beach and active harbour is within five miles.

ACCOMMODATION COMPRISES

Solid door with etched glass fanlight over opens to:-

ENTRANCE VESTIBULE

Coved ceiling, dado rail and geometric tiled floor. Half glazed panelled door with etched glass feature opening to:-

HALLWAY

Featuring a coved ceiling, dado rail and geometric tiled floor. Radiator, turning staircase to first floor with storage cupboard beneath and original panelled doors opening off to:-

SITTING ROOM 13' 6" x 12' 11" (4.11m x 3.93m) plus bay

Bay window to the front elevation. Focusing on a marble style fire surround with Victorian style cast iron back and a tiled hearth. Deep coved ceiling, picture rail and polished wood flooring. Radiator.

DINING ROOM 12' 6" x 12' 3" (3.81m x 3.73m)

Sash window to the rear. Focusing on a wood fire surround with cast iron and tiled back set on a tiled hearth, deep coved ceiling, picture rail and polished wood flooring. Radiator.



KITCHEN/BREAKFAST ROOM 20' 9" x 10' 6" (6.32m x 3.20m)

Enjoying a dual aspect with windows to the rear and side. Small pane glazed door opening to side access. The kitchen has an attractive range of eye level and base units with adjoining granite working surfaces arranged on three sides to form a partial room divider and there is a under slung 'Belfast' sink with remote mixer tap. Space for a 'Rangemaster' style stove with cooker hood over, access to under stairs storage cupboard, spotlighting and coved ceiling. In the dining area there is a wood over mantel where a former fireplace is situated adjacent to this there is a four door recessed storage cupboard and one will find laminate flooring throughout.

FIRST FLOOR LANDING

On two levels with a dado rail with panelling beneath, exposed wood flooring and recessed utility cupboard with space and plumbing for an automatic washing machine and tumble dryer. Sun pipe and radiator. Original panelled doors open off to:-

BEDROOM ONE 16' 7" x 11' 5" (5.05m x 3.48m) maximum measurements into bay

Bay window to the front elevation. Picture rail, polished wood flooring and radiator.

BEDROOM TWO 12' 6" x 12' 4" (3.81m x 3.76m)

Sash window to front. Polished wood flooring, radiator and coved ceiling.

BEDROOM THREE 9' 1" x 7' 1" (2.77m x 2.16m)

Sash window to the rear enjoying an outlook towards the north coast. Focusing on a Victorian style fire surround and hearth, exposed wood flooring, picture rail and radiator.

BEDROOM FOUR/HOME OFFICE 8' 7" x 6' 10" (2.61m x 2.08m)

Two uPVC double glazed windows to the side. Polished wood flooring.

BATHROOM

Sash window to the rear. Remodelled in a Victorian style with close coupled WC, Victorian style vanity wash hand basin with pillar mixer tap, freestanding claw foot bath and an oversize corner shower enclosure with plumbed shower featuring shower panelling. Polished wood flooring and Victorian style radiator.

OUTSIDE FRONT

Dwarf walling with granite capping and railings sets the property back from the road and with ease of maintenance in mind the front garden is largely gravelled with a range of specimen shrubs and trees. Pedestrian access leads to the side.

REAR GARDEN

The rear garden is of a generous size, enclosed and offers a high level of privacy. Immediately to the rear of the property there is an outside WC with a close coupled WC and a wall mounted wash hand basin with slate flooring. Attached is a brick built workshop which has power and light connected and immediately to the rear of the property there is a paved seating area which is ideal for barbecues. Steps lead down to the majority of the garden which is mainly lawned with mature shrubs and hedging designed to give all year round colour. Pedestrian access leads out onto Lovers Lane which is ideal for access to the town centre.

AGENT'S NOTE

Please be advised that the property is band 'D' for Council Tax.

SERVICES

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

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 then 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 right hand side. If using What3words:- plates.drifter.pats

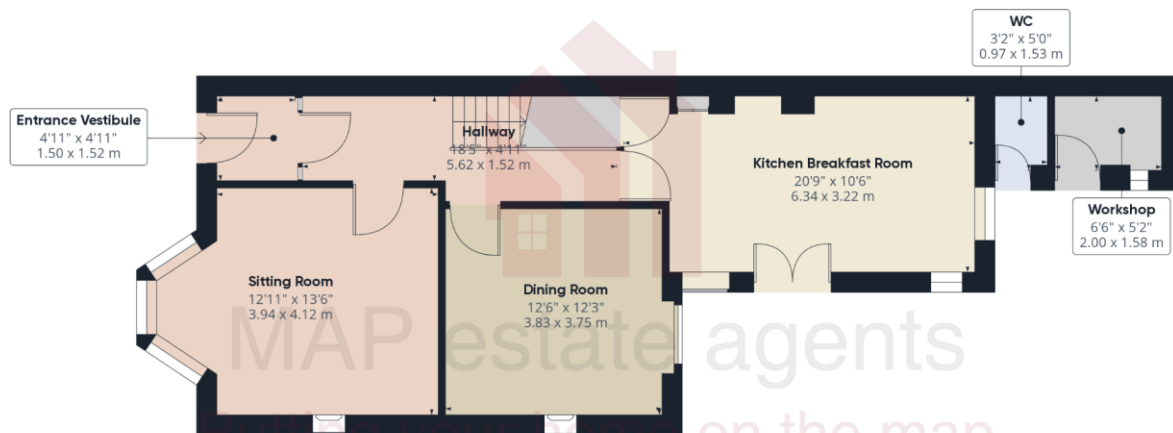


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		64 B
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

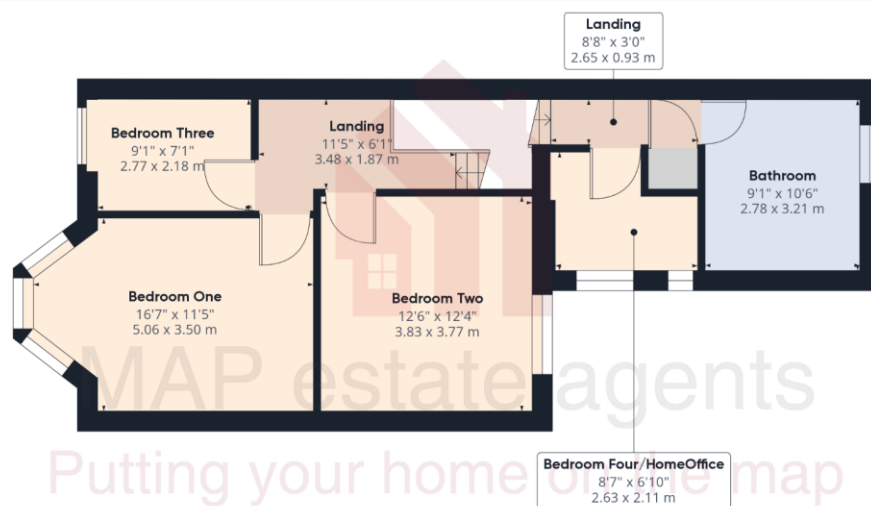


MAP's Top reasons to view this home

- Edwardian semi-detached house
- Victorian style features
- Four bedrooms
- Home office/fourth bedroom
- Bay fronted sitting room with feature fireplace
- Formal dining room
- Fitted kitchen breakfast room
- Gas central heating
- Generous enclosed garden to rear
- Low maintenance front garden



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1403.1 ft²
130.35 m²

(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.

GIRAFFE360

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)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestateagents.com
www.mapestateagents.com

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