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**St. Day,
Redruth**

**£250,000
Freehold**





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Property Introduction

Situated in the heart of this popular village, this is a surprisingly spacious cottage home.

The property has three bedrooms with a lounge, dining room, kitchen and ground floor shower room.

The property is double glazed and this is complemented by electric heating.

Offered for sale with no onward chain. Internal inspection of this property is highly recommended.

Location

St Day is a historic former copper mining village claimed as being at one point the richest square mile in the world due to the prosperity of the copper mining industry. The village has a general stores and convenient stores, Post Office, a butchers shop, a school and churches. It is ideally located for commuting either to Truro or Falmouth, both approximately eight miles distant or to the A30 approximately one and half miles distant.

Redruth offers everyday amenities to include Primary and Secondary schools, shopping and banking facilities and a main line rail way connection from Penzance up to London Paddington. Approximately five miles from Redruth is the north coastal village of Portreath which offers a popular surfing beach and beautiful coastal and harbour walks. Approximately twelve miles away is the cathedral city of Truro which offers a more comprehensive shopping, banking and schooling facility together with the Hall for Cornwall theatre.

ACCOMMODATION COMPRISES

uPVC glazed entrance door opening into:-

ENTRANCE HALLWAY

Open tread staircase rising to first floor. Doors off to:-

LOUNGE 11' 8" x 10' 10" (3.55m x 3.30m) maximum measurements

A lovely room with an open fire, uPVC window to front aspect, an electric radiator and carpeted flooring. Ceiling lights and wall lights.

DINING ROOM 12' 5" x 8' 6" (3.78m x 2.59m) plus window recess

Generous room with uPVC window to front aspect. Carpeted, electric radiator.

KITCHEN/BREAKFAST ROOM 14' 7" x 9' 2" (4.44m x 2.79m)

uPVC door opening to the rear and uPVC window to the rear. There is range of wall and floor units with cupboards and drawers beneath incorporating an excellent range of working surfaces with a one and a half bowl stainless steel sink unit with shelving and space for white goods. Electric heater and laminated flooring.

REAR HALLWAY

Airing cupboard. Door to:-

SHOWER ROOM

Corner shower cubicle, pedestal hand basin and low level WC. Electric heater. Laminated flooring and uPVC window to rear aspect.

FIRST FLOOR LANDING

uPVC window to rear and loft access. Doors leading off to:-

BEDROOM ONE 12' 0" x 9' 10" (3.65m x 2.99m) plus window recess

Double bedroom with double glazed window to front, carpeted flooring, electric radiator and ceiling light.

BEDROOM TWO 12' 4" x 9' 4" (3.76m x 2.84m) plus window recess

Double bedroom with double glazed window to front, carpeted, electric radiator and ceiling light

BEDROOM THREE 9' 10" x 6' 10" (2.99m x 2.08m) L-shaped, maximum measurements

Single bedroom with double glazed window to front, carpeted, electric radiator and ceiling light

OUTSIDE REAR

To the rear is a paved courtyard garden which is enclosed. There is also an off-road parking space. It should be noted that presently the garden and parking isn't registered with land registry but it is in the process of being done.

AGENT'S NOTE ONE

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

AGENT'S NOTE TWO

Pursuant to the Estate Agency Act 1979 we must point out that the vendor is related to an employee of MAP Estate Agents.

DIRECTIONS

From Redruth Railway Station proceed up the hill into Higher Fore Street, at a give way junction turn right and then bear left into St Day Road, at a staggered roundabout carry straight across heading towards St Day. After passing The Star Inn on the left continue into the centre of the village and at a T-junction turn left into Scorrier Street where the property will be identified on the left hand. If using What3words:- agreed.growl.marmalade

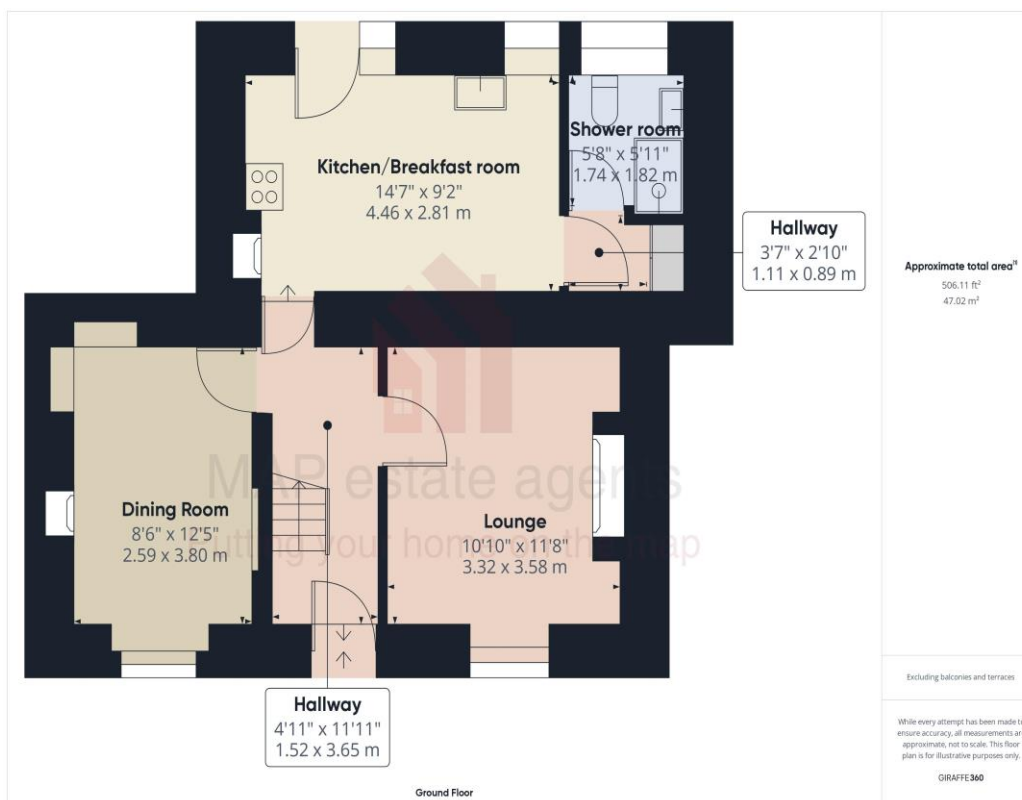


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Spacious mid-terrace cottage
- Two well-proportioned bedrooms and a single room
- Lounge and separate dining room
- Fitted kitchen
- Ground floor shower room
- Double glazing
- No onward chain
- Viewing highly recommended
- Centrally situated in the popular village of St Day
- Garden and parking (see note under 'outside rear' paragraph)



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