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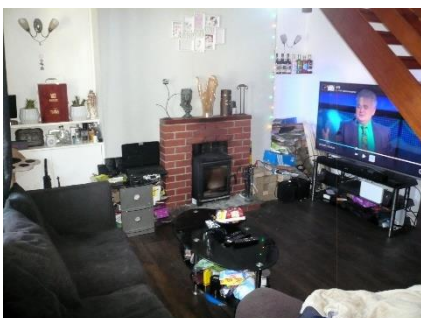
## £180,000

*Falmouth Road, Redruth, TR15 2QT*



- TWO BEDROOMS
- SOLD WITH TENANT IN SITU
- INVESTMENT PROPERTY
- EPC TBC
- POPULAR AREA
- FRONT AND REAR GARDEN
- ELECTRIC HEATING
- DOUBLE GLAZED

A two bedroom cottage set close to the town centre and within easy reach of local schools, shopping, public transport links and local amenities. Well-proportioned refurbished accommodation comprising of: - Lounge, Kitchen/Dining Room, Bathroom/WC and to the first floor Two Double Bedrooms. There is an enclosed garden to the rear accessed via some steps and a small garden to the front setting it back from the road. The property is double glazed and warmed by a woodturning stove and electric heating. There is a tenant in situ on a statutory periodic tenancy. EPC TBC



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# Falmouth Road, Redruth, TR15 2QT

Approached via a gated pathway leading to a UPVC front door opening to:-

## LOUNGE

13'3" x 11'11" (4.04m x 3.63m)

A good sized lounge with a feature fireplace with inset wood burning stove, double glazed window to the front, wall mounted electric heater, TV aerial point, stairs rising to the first floor and a door way to:-

## KITCHEN/DINER

14'9" x 9'10" (4.50m x 3.00m)

A well-proportioned kitchen comprising of a range of eye level and base units with work surface over, inset single stainless steel sink with side drainer, built in electric hob with electric oven below and extractor over, space for a washing machine, space for an upright fridge freezer, wall mounted electric heater, double glazed window to the rear, ample space for a table and opening to:-

## REAR HALLWAY

There is a door to the bathroom/wc and a door opening to the rear garden.

## BATHROOM/WC

A modern white suite comprising of a panel bath with electric shower over, close coupled WC, wash hand basin and a double glazed window to the rear.

## FIRST FLOOR

There is a small landing with doors to both bedrooms.

## BEDROOM ONE

14'9" x 9'9" (4.50m x 2.97m)

A generous main bedroom with two double glazed windows to the rear, wall mounted electric heater, airing cupboard.

## BEDROOM TWO

11'3" x 9'0" EXCLUDING DEPTH OR WARDROBES (3.43m x 2.74m)

A good sized second double bedroom with built in wardrobes to one wall, wall mounted electric heater and a double glazed window to the front.

## OUTSIDE

## FRONT GARDEN

Setting the property back from the road and mostly laid to lawn with some shrub planting.

## REAR GARDEN

There is a patio area to the rear with steps leading up to the main garden which is mostly laid to lawn.

## ENERGY EFFICIENCY RATING

This property has been rated as: TBA

## AGENTS NOTE

Mains Electricity, Water and Drainage are connected. The property is of majority stone construction with a later extension for the bathroom in the 1980's. Mobile coverage from O2 and Vodafone (source Ofcom). Broadband speed of 18Mbps standard, 80Mbps Super-Fast and 1800 Mbps Ultra-fast (source Ofcom). Council Tax Band A

