

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£365,000

West Trewergie Road, Redruth, TR15 2TJ



- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- HIGHLY DESIRABLE LOCATION
- PARKING FOR UP TO 2 CARS
- WORKSHOP AND GARAGE
- GAS CENTRAL HEATING
- PERIOD FEATURES
- EPC: E COUNCIL TAX BAND: B

A Three Double Bedroom, Two Reception Room Family Home, retaining many character features, located in one of Redruth's most desirable locations yet within easy reach of local schools, town and transport links. The home benefits from two Shower Rooms/WC, one on the ground floor and one on the first floor. The property is double glazed and warmed by gas central heating. There is an attached garage and parking for up to two cars on the driveway. The accommodation briefly comprises of: - Entrance Vestibule, entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Shower Room/WC and to the first floor, Three Double Bedrooms and a Shower Room/WC. There is an enclosed garden to the rear, with access to the garage and workshop, creating a safe space for children and pets alike. There is a further garden to the front of the property accessed via a pedestrian gateway. EPC E. Council Tax Band B.



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Part glazed UPVC door opening to:-

ENTRANCE VESTIBULE

There is a glazed door opening to:-

ENTRANCE HALL

There are doors to all ground floor rooms, stairs rising to the first floor with storage cupboard below and a radiator.

LOUNGE

17'0" x 12'10" (5.18m x 3.91m)

A well-proportioned reception room with feature stone fireplace, two double glazed windows to the front, radiator and TV aerial.

DINING ROOM

13'3" x 11'0" (4.04m x 3.35m)

A good sized second reception room with double glazed bay window to the side, feature fireplace with built in cupboards to both sides (one housing the boiler), radiator.

KITCHEN

11'1" x 8'6" (3.38m x 2.59m)

Comprising of a range of eye-level and base units with work surface over, space for a free standing electric cooker, space for an upright fridge freezer, single bowl stainless steel sink with side drainer, tiled splash backs, radiator and double glazed window to the side.

UTILITY ROOM

10'3" x 5'6" AVERAGE MEASUREMENTS (3.12m x 1.68m)

There is space and plumbing for a washing machine, space for a chest freezer, radiator, UPVC door to the rear garden and a door to:-

SHOWER ROOM/WC

There is a shower cubicle with electric shower over, close coupled WC, pedestal mounted wash hand basin, radiator and a double glazed window to the rear.

FIRST FLOOR

LANDING

A split level landing with a multi-paned stained glass window to the rear, doors to all bedrooms and the shower room/WC.

BEDROOM ONE

12'9" x 12'8" excl depth of wardrobes (3.89m x 3.86m)

There are built in wardrobes to one wall, two double glazed windows to the front and a radiator.

BEDROOM TWO

11'6" x 11'3" excluding depth of wardrobes (3.51m x 3.43m)

There is a built in double wardrobe to one wall, double glazed window to the side and a radiator.

BEDROOM THREE

12'9" x 8'0" excl depth of wardrobes (3.89m x 2.44m)

There are fitted wardrobes to one wall, a double glazed window to the side, loft access hatch and a radiator.

SHOWER ROOM/WC

There is a shower cubicle with electric shower over, close coupled WC, pedestal mounted wash hand basin and an extractor.

OUTSIDE

FRONT GARDEN

Bounded by walling and laid to grass with some tree and shrub planting. Accessed via a pedestrian access gate.

REAR GARDEN

Bounded by walling and laid predominantly to artificial grass for ease of maintenance. There is an ornamental pond, covered paved seating area, timber built Barbeque/Grill Cabin, timber 10' x 8' shed with power and light. Access to the garage and workshop.

WORKSHOP

14'0" x 8'0" (4.27m x 2.44m)

Of block and timber construction with power and light.

GARAGE

16'9" x 8'6" (5.11m x 2.59m)

There is a roller door, pedestrian access to the garden and seating area and power and light.

OFF ROAD PARKING

There is off road parking for up to two vehicles.

AGENTS NOTE

All mains services are connected. The property is of majority stone construction. Mobile coverage from all major networks (Source Ofcom). Broadband Speeds up to 19Mbps Standard and up to 1800Mbps Ultra-Fast (Source Ofcom). This property has been rated as Council Tax Band B.

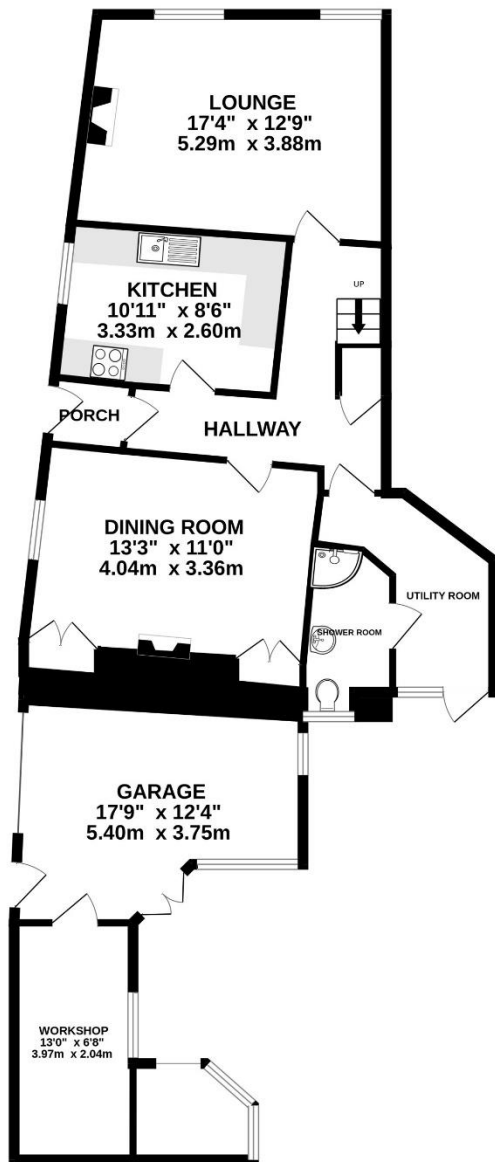
ENERGY EFFICIENCY RATING

This property has been rated as E (53) with a potential rating of C (72).

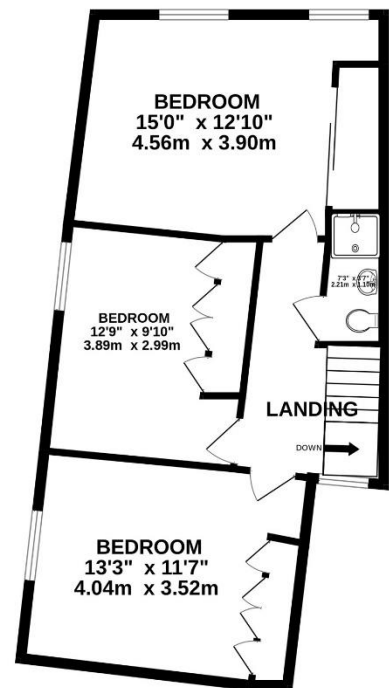


General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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