



Blights Row

Redruth

TR15 1JL

Asking Price £258,000

- THREE BEDROOM TERRACED HOME
  - FAMILY SIZED ACCOMMODATION
  - QUIET CONVENIENT LOCATION
  - GATED DRIVEWAY
  - ENCLOSED REAR GARDEN
    - WORKSHOP
  - LARGE UTILITY ROOM
  - DOUBLE GLAZING AND CENTRAL HEATING
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 1080.00 sq ft



#### PROPERTY DESCRIPTION

Situated in a quiet terrace within walking distance of Redruth town centre is this mid terraced family home with the huge benefit of gate parking. The accommodation briefly comprises an entrance hall, living/dining room both with feature fireplaces, kitchen, three bedrooms, bathroom and separate W.C. Outside, the house is nicely set back from the road with an enclosed front courtyard whilst the rear enjoys a generous rear garden which is also enclosed, laid to gravel for ease of maintenance. There are the added benefits of a large utility room, a further detached workshop and a gated hard standing area providing off road parking.

#### LOCATION

Blights Row is a quiet terrace tucked away from Redruth Town Centre enjoying a quiet yet convenient location. Redruth is a historic market town known for its rich mining heritage. Located roughly halfway between Truro and Falmouth, the town sits near the coast and offers good access to the A30, mainline railway, schools for all ages and a wide range of retail and leisure facilities.

#### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

Obscure double glazed door into:

#### ENTRANCE HALL

Tiled flooring, radiator, stairs to first floor, doors to living/dining room and kitchen.

#### DINING ROOM

Exposed granite fireplace with feature wood burner, double glazed window, opening thought to:

#### LIVING ROOM

Cast iron open fireplace, double glazed window, radiator.

#### KITCHEN

A range of fitted base and all units with granite effect work surfaces and tiled splash backs, spaces for large fridge/freezer, oven and dishwasher, stainless steel sink with mixer tap and drainer, tiled flooring, dual aspect double glazed windows and double glazed door to rear garden.

#### FIRST FLOOR

#### LANDING

Split level landing with doors to bedrooms, bathroom and W.C, loft access hatch, radiator.

#### BEDROOM ONE

Double glazed window, radiator.

#### BEDROOM TWO

Double glazed window, radiator.

#### BEDROOM THREE

Double glazed window, radiator.

#### BATHROOM

A white bathroom suit comprising bath with shower over and curved shower screen, W.C, heated towel rail, tiled walls, wood effect flooring, obscure double glazed window, extractor fan.

#### SEPARATE WC

W.C, obscure double glazed window, tiled walls,

#### OUTSIDE

The property is nicely set back from the road and approached through a pedestrian gate into an enclosed front courtyard. The rear enjoys a generous garden with the huge benefit of a gated driveway providing off road parking. The garden is mainly laid to gravel for ease of maintenance with a sweeping paved pathway link the house to the driveway. There is a useful detached workshop/storage space. There is also the huge benefit of a large utility room with spaces for washing machine, tumble dryer and additional freezer, fitted cupboards and central heating boiler.

#### DIRECTIONS

From the bottom of Redruth town proceed along Chapel Street and turn right into Nettles Hill. Take the first left into Blights Row and the property will be found on the right hand side.

#### MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Open fire and Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - OK

Parking: Driveway, Off Street, and Gated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No



Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

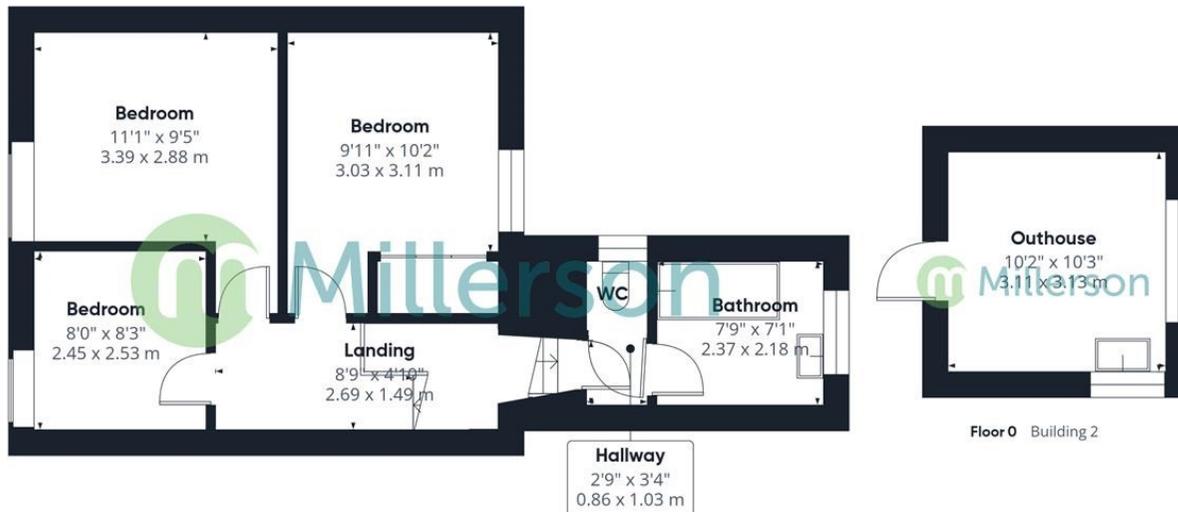
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1080 ft<sup>2</sup>

100.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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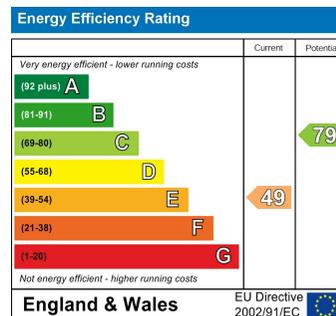
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