



**MAP estate agents**  
Putting your home on the map

**Pond Lanes End,  
Redruth**

**Monthly Rental Of £800.00  
Freehold**





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## Property Introduction

Available immediately and unfurnished is this one bedroom contemporary style home.

There is a quality feel and immediately on walking into this desirable home you are welcomed by a delightful open plan kitchen living area.

Ideal for a professional person or couple, the property is conveniently located for all that Redruth has to offer.

## Location

The property is conveniently located for access to the A30 and within walking distance of Redruth School, the out of town 'Tesco' store and the town centre. Redruth offers a wide range of both national and local retail outlets as well as banks and supermarkets.

The Railway Station provides a link to the cathedral city of Truro and mainline links to London Paddington and the north of England.

## ACCOMMODATION COMPRISSES

Built in 2020 this contemporary style home has added charm with granite stone walls.

Upon entering the property there is an entrance hall with access to the open plan living/kitchen space and the utility cupboard.

The open plan dual aspect kitchen/living space has three windows providing a light and spacious feel featuring a contemporary L-shaped kitchen to one corner

The property benefits from double glazed windows, radiators and wood flooring.

Stairs rise to the first floor landing with doors leading off to the bathroom and bedroom. The modern bathroom, has a WC, wash hand basin and a bath fitted with a glass screen and shower over.

The bedroom is a generous double in size with a radiator and carpeted flooring.

## EXTERNALLY

There is your own rear garden, off-street parking and a bin store.

## RESTRICTONS

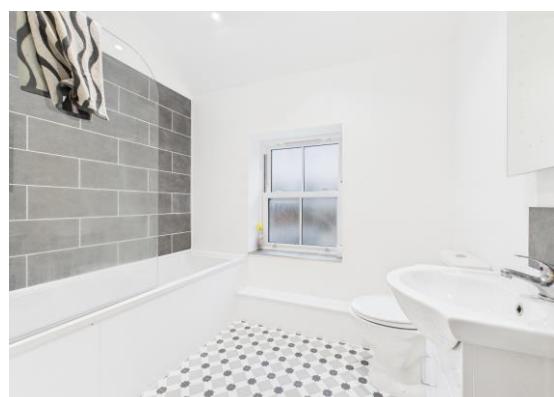
Ideally suitable to a professional person or couple working locally. Smoking is not permitted internally. Only singular pets would be considered with a pets addendum. Those in receipt of benefits must have a working guarantor.

## SERVICES

The property is serviced my mains gas, mains electric, mains water and mains drainage. We understand the Council Tax band to be rated 'A'.

## DIRECTIONS

From Redruth Tesco's proceed towards Redruth town centre along Tolgs Hill, taking the first left into Plain An Gwarry taking the third left into Pond Lane and the development of three houses can be found on the left hand side at the junction with Pond End Lane. If using What3Words:-jeeps.tickling.highs

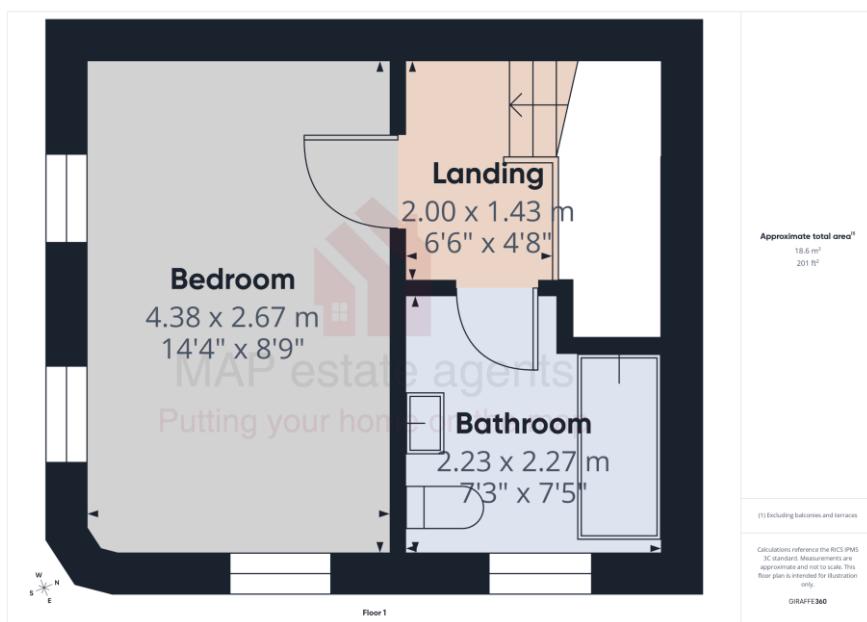


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Available immediately
- Unfurnished property
- One bedroom
- Contemporary style home
- Open-plan living
- Designated parking
- Bathroom
- Gas central heating and double glazing
- Own garden
- Nil deposit scheme available



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)

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