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**Higher Fore Street,  
Redruth**

**Monthly rental of £950**







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## **Property Introduction**

Available immediately and unfurnished is this well proportioned three double bedroom home.

Located close to Redruth town centre and Redruth Railway Station, the property is ideal for rail commuters or those working locally.

There are two reception rooms, a recently updated kitchen and bathroom, plus a small garden to the rear.

A nil deposit scheme is available.

## **Location**

Located only a few hundred yards from Redruth mainline station, and therefore the main town centre also this property is ideal for those seeking a property close to town or an ease of commute. Redruth provides a plenty of local amenities to include shops, banks, cinema, bars and restaurants. Redruth also has excellent transport connections to the A30 and a mainline Railway Station from Penzance to London Paddington and the North of England.

The cathedral City of Truro lies approximately eight miles away and has a further range of comprehensive shopping and business facilities. The North Cornish coast and the village of Portreath lies approximately four miles away and Tehidy Country Park and Golf Course lie a further mile away.

## **ACCOMMODATION COMPRISES**

Entering this well presented property you are immediately aware of the sense of space this cottage offers.

The entrance door, opens to a useful entrance porch, with a further door opening to the lounge. There is a character beamed ceiling and double glazed window to front, carpeted flooring leads to the second reception room and kitchen.

Double doors from the lounge open to the second reception room with a double glazed window to front aspect, feature fireplace and carpeted flooring. Also located off the lounge is an inner hall with wood effect flooring which provides access to the rear garden, as well as stairs leading to the first floor, radiator and understairs storage cupboard.

A doorway leads to the kitchen. Having a light grey contemporary kitchen there is a wealth of natural light from the double glazed window. There are integrated appliances to include an electric oven and gas hob with cooker hood over. There are recesses suitable for a washing machine and fridge/freezer.

Continuing through the kitchen to the bathroom, you have a white suite with wash hand basin, WC, bath fitted with a glass screen with a pressure fed shower over. The room is partly tiled, has radiator and window to side aspect.

From the inner hall, carpeted stairs lead to the first floor landing, where there wall mounted boiler is located, and natural light form the double glazed window to rear.

All three bedrooms are well proportioned double bedrooms, with double glazed windows, radiators and carpeted flooring.

## EXTERNALLY

The rear garden commences with a small terrace area which lead to a lawn and pedestrian access.

## RESTRICTIONS

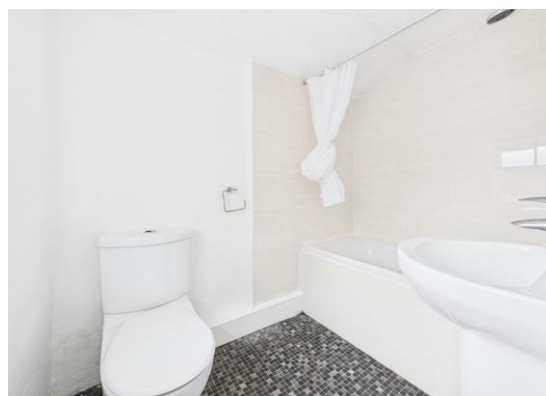
The property is ideal for those working in town or needing the rail line for a commute. Smoking is not permitted internally. Pets are considered with pets addendum and adequate insurance. Those in receipt of benefits must have a working guarantor.

## SERVICES

The property is connected with main gas, electric, water and drainage. We understand the council tax is band A

## DIRECTIONS

From Redruth mainline station, proceed up the hill along Station Road. At the first junction with Fore St and Wesley Street, continue straight ahead into Higher Fore Street. Where the property can be found on the left hand side, before the fish and chip shop.

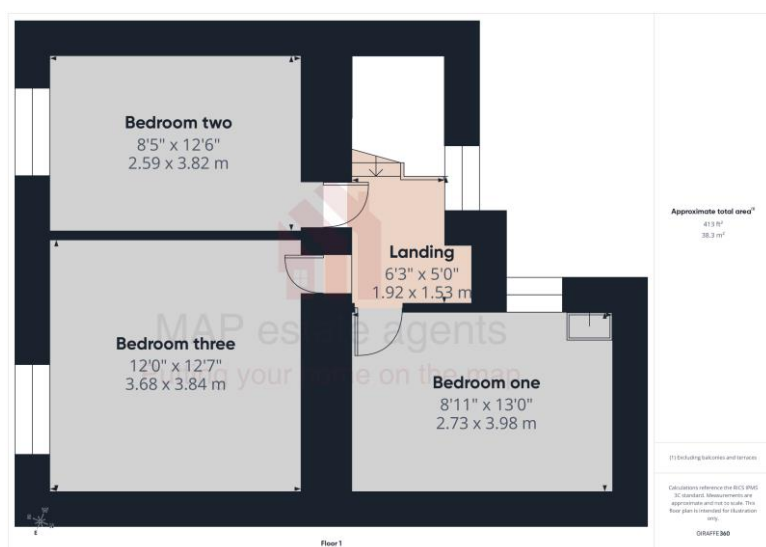


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		82
B (81-91)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Available immediately
- Unfurnished property
- Three double bedrooms
- Two receptions rooms
- Double glazing & central heating
- Modern style kitchen
- Ground floor bathroom
- Rear garden
- Close to local amenities
- Nil deposit scheme



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