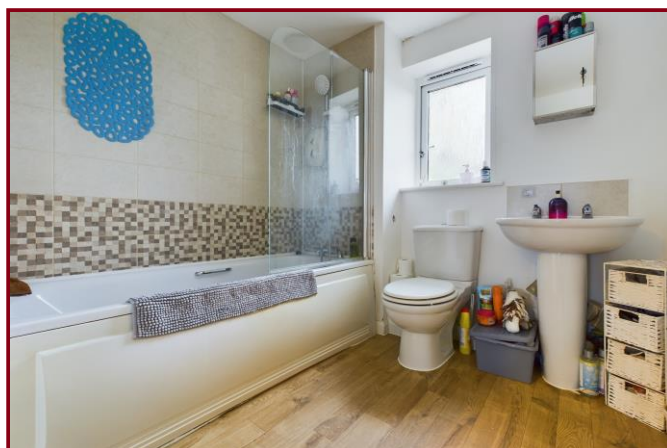




MAP estate agents
Putting your home on the map

**Elvan Mews,
Redruth Highway, Redruth**

**£250,000
Freehold**





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Redruth Highway, Redruth**

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Property Introduction

This modern mid-terrace of three house, borders farmland to the rear and is situated in a quiet location on the Truro side of Redruth.

One will find three bedrooms and a family bathroom on the first floor, on the ground floor there is a lounge which enjoys an outlook over the front garden and there is a well-proportioned kitchen/dining room. Leading from the kitchen/dining room is a rear porch and WC. Fully double glazed, the property is heated by an air source heat pump supplying radiators.

To the outside there is a generous enclosed garden to the front which is mainly lawned whilst to the rear there is an enclosed paved courtyard and parking for two vehicles.

To summarise, a modern family home designed for economical living, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Conveniently located on the north side of the town and enjoying good access to both the town centre and the A30 trunk road, Cornwall's main town and administrative centre, Truro is nine miles distant.

Redruth offers a mainline Railway Station with direct links to London Paddington and to the north of England and there is also a mix of local and national shopping outlets, together with schooling for all ages. Falmouth, the university town of Cornwall on the south coast is within eleven miles and the north coast at Portreath, which is noted for it's sandy beach and active harbour, will be found within five miles.

ACCOMODATION COMPRISES

Composite double glazed door opening to:-

ENTRANCE HALLWAY

Stairs to the first floor and a radiator. Vertical panel door to:-

LOUNGE 13' 1" x 11' 10" (3.98m x 3.60m)

uPVC double glazed to the front overlooking the garden. Radiator. Vertical panel door to:-

KITCHEN/DINER 14' 1" x 11' 10" (4.29m x 3.60m)

uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working

surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in electric cooker with ceramic hob over, inset stainless steel single drainer sink unit with mixer tap. Under stairs storage cupboard, space and plumbing for an automatic washing machine and tumble dryer and radiator. Door to:-

REAR PORCH

Composite double glazed door opening onto the rear garden. Vertical panel door to:-

WC

Wall mounted wash hand basin and close coupled WC.

FIRST FLOOR LANDING

A central landing with an airing cupboard containing a copper cylinder. Access to loft space and vertical panel doors open off to:-

BEDROOM ONE 14' 3" x 8' 2" (4.34m x 2.49m)

A uPVC double glazed window to the front enjoying an outlook towards the north coast. Two door wardrobe and radiator.

BEDROOM TWO 10' 2" x 8' 2" (3.10m x 2.49m)

uPVC double glazed window to the rear enjoying an outlook across farmland. Radiator.

BEDROOM THREE 7' 11" x 7' 1" (2.41m x 2.16m)

uPVC double glazed window to the front enjoying an outlook towards the north coast. Overstairs storage cupboard and radiator.

BATHROOM

uPVC double glazed window to rear. Fitted with a modern suite consisting of close coupled WC, pedestal wash hand basin and panelled bath. Extensive ceramic tiled splash backs and radiator.

OUTSIDE FRONT

To the front the garden is enclosed, secure for younger children and pets and laid mainly to lawn.

REAR

The rear garden is enclosed, paved and has pedestrian access out onto parking areas where there are two allocated spaces for the property.

SERVICES

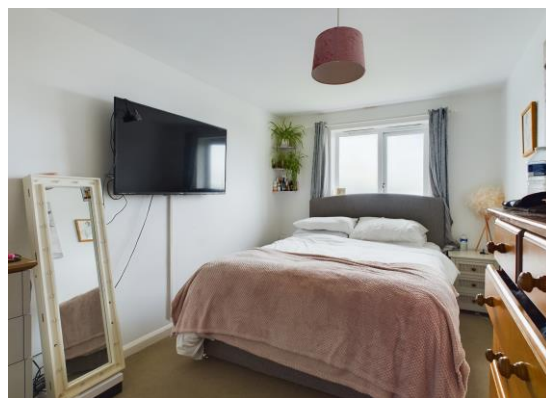
Mains electric, mains drainage, mains water (metered).

AGENT'S NOTES

Please be advised the property is band 'C' for Council Tax. In line with most modern developments there is an estate charge which for the financial year ending the 31st of March 2025 is £395.04 which contributes towards the upkeep of the communal area and lighting etc.,

DIRECTIONS

From Redruth railway station proceed up the hill turning slight left into East End, continue along the road and at the top of the hill at a mini roundabout take the first exit towards Mount Ambrose. Dropping down into Mount Ambrose, after passing the entrance to Knights Way on the left hand side turn right into Highway Lane and right again into Elvan Mews, again turn right and the rear of number 14 will be found on the right hand side. If using What3words:-removable.eats.distilled

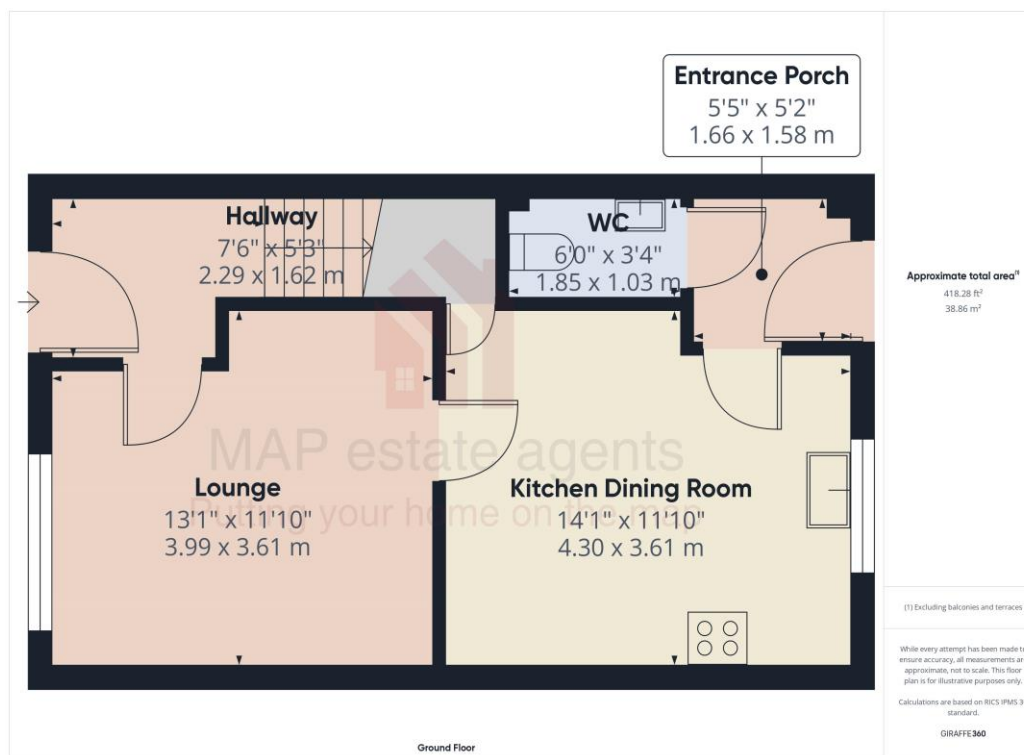


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		94
B (81-91)		
C (69-80)	80	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Modern middle terrace of three house
- Ideal family home
- Three bedrooms
- Lounge
- Fitted kitchen/dining room
- First floor bathroom
- Ground floor WC
- uPVC double glazing
- Air source heating
- Enclosed gardens and parking for two cars



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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