



92 The Paddock

Redruth, TR15 2BN

Guide price £240,000



Offered for sale with no onward chain, this modern semi detached house is situated in a very popular residential area and benefits from three bedrooms, a lounge, kitchen/diner and first floor bathroom. It has gas central heating and this is complemented by double glazing. Externally there are gardens to front and rear, a garage and driveway parking.



Situated in a popular area of Redruth, this three bedroom semi detached house comes to the market with no onward chain. The accommodation comprises a lounge, kitchen/diner, three bedrooms and a family bathroom. There is a garage and parking with an enclosed rear garden. The property also benefits from gas central heating throughout and is double glazed.

Upvc glazed door and matching side panel to:

L SHAPED HALLWAY

6'2" max x 10'4" max (1.89m max x 3.16m max)
Fuse board and two radiators.

LOUNGE

13'4" x 14'9" (4.08m x 4.51m)
Built-in understairs cupboard with shelving, window to the front, radiator and laminate flooring.

KITCHEN/DINER

9'1" x 16'7" (2.78m x 5.06m)
The kitchen has a range of cream gloss eye level and base units with roll edge work surfaces and space under for white goods. Tiled splash backs, composite one and a half bowl sink and drainer, electric cooker and extractor. Worcester boiler and a window overlooking the rear garden. The dining area has a radiator and sliding patio doors to the rear garden.

FIRST FLOOR

LANDING

6'7" x 9'8" (2.01m x 2.97m)
Loft hatch and a built-in cupboard with shelving.

BATHROOM

5'10" x 6'6" (1.78m x 2.00m)
Panelled bath with wall mounted Mira shower, shower screen and fully tiled surround. Built-in wc and wash hand basin in vanity unit with roll edge work surface and tiled splash back. Radiator, obscure window to the rear and wall mounted medicine cabinet with round mirror.

BEDROOM 1

9'1" x 12'0" max (2.78m x 3.66m max)
Built-in wardrobes with shelving and hanging rail. Window to the front with countryside views. Radiator.

BEDROOM 2

9'9" x 9'1" (2.99m x 2.78m)
Built-in wardrobe with shelf and hanging rail. Window to the rear with distant coastal views. Radiator.

BEDROOM 3

8'4" x 7'3" (2.55m x 2.21m)
Wall mounted television and a window to the front with countryside views. Radiator.

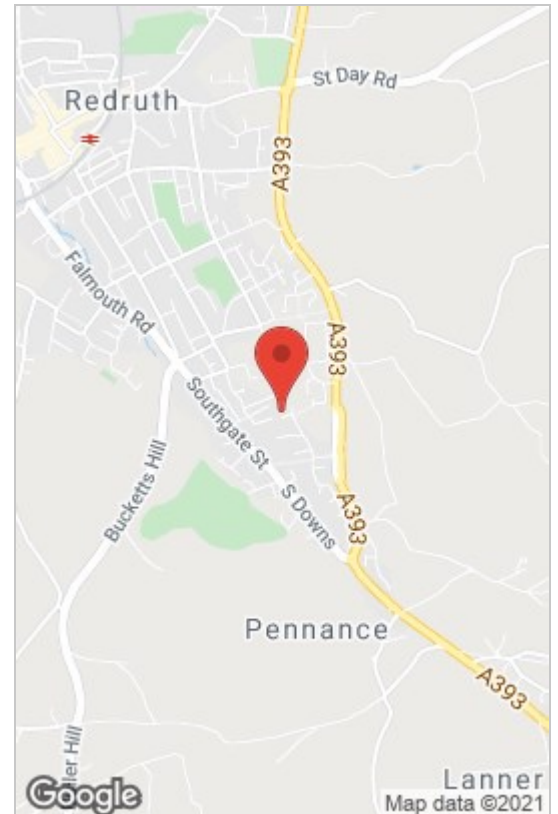
OUTSIDE

To the front the garden is mainly laid to lawn with parking for one/two vehicles leading to the GARAGE 2.61m x 5.18m (8'6" x 16'11") with an up and over door and power. A side access leads to the rear garden which is fully enclosed, has a paved pathway and a patio area. It is mainly laid to lawn with borders containing mature bushes and shrubs.

DIRECTIONS

From our office in Redruth proceed along Penryn Street, through Falmouth Road and up to the five crossroads and traffic lights. Proceed straight on through South Downs and at the mini roundabout turn left into Sandy Lane. Take the first left into The Paddock, turn right and then take the second turning on the left where number 92 will be found on the right hand side.

Area Map



Floor Plans



Energy Efficiency Graph

