



1 Woodleigh Fore Street  
Redruth, TR16 5QS







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OPEN HOUSE ON FRIDAY 23RD JANUARY FROM 2:30PM-3:30PM. NO NEED TO BOOK AN APPOINTMENT, JUST POP ALONG.

Situated in the charming village of Carharrack, this immaculate end of terrace cottage offers a delightful blend of modern comfort and character. With two bedrooms, this property is perfect for a first time buyer or investor. As you step inside, you will be greeted by a beautifully presented interior that boasts an abundance of natural light, creating a warm and inviting atmosphere throughout. The layout is thoughtfully designed, with a first floor bathroom that adds convenience to daily living. The kitchen/dining room offers a great space with patio doors leading out to the garden. The cottage features parking at the front, ensuring ease of access, while the rear garden is a true gem. This enclosed, low-maintenance outdoor space is ideal for enjoying the fresh air or entertaining guests, and it benefits from side gated access for added practicality.



The Mather Partnership, Offices in Helston & Hayle

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**Guide Price - £210,000**

**Location**

Carharrack is a village located mid Cornwall, growing in popularity and for good reason. The village enjoys a well stocked convenience store and a strong community. A super central location from which can be accessed stunning beaches on both the North and the South Coasts as well as the nearby mining trails perfect for walking and cycling. The A30 is also within easy reach as well as a selection of major towns such as Truro, Redruth, Camborne, Falmouth and Helston. There is a village church and Methodist Chapel , A Chinese takeaway village hall and popular sports and social club with associated football ground. There are a number of mining trails that cross the village and make splendid cycle ways or dog walking , spanning from Devoran to Portreath

**Accommodation**

- Sitting Room
- Kitchen/Dining Room
- First Floor Landing
- Bathroom
- Bedroom One
- Bedroom Two

**Parking**

At the front of the property.

**Outside**

At the rear of the property is a low maintenance garden which is enclosed and has gated side access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100*</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>61</b>	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Services

Mains water, drainage and electricity. LPG Bottled Gas.

## Council Tax Band- B

## What3Words

## Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

## Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

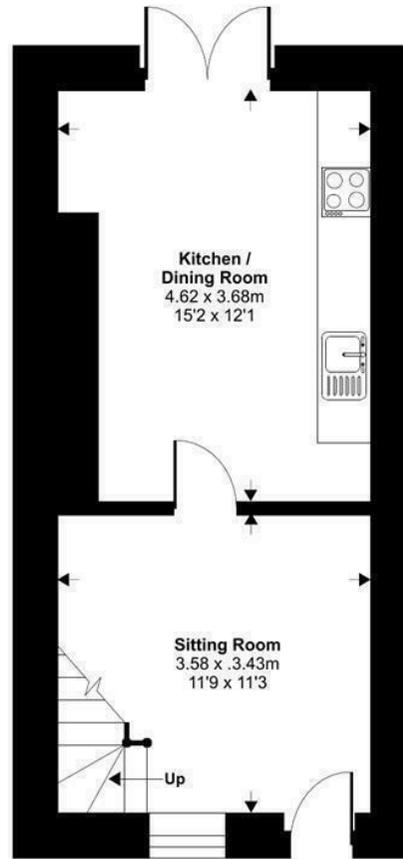
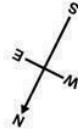
## Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

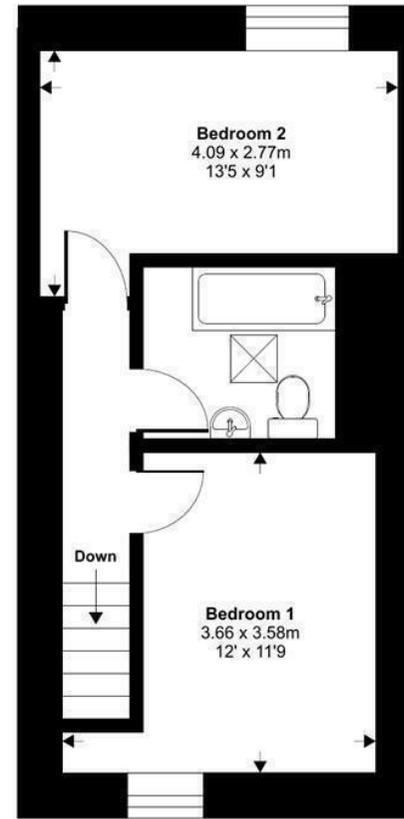


Approximate Area = 625 sq ft / 58 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Stags. REF: 871094

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