



## 3 Solomon Road , Redruth, TR15 1FD

**£279,950**



Situated in a convenient location, this well presented modern house is set over three floors and benefits from light and airy family sized living accommodation. There is a lovely open plan lounge/diner/fitted kitchen with a study/bedroom and a cloakroom to the ground floor, two bedrooms with the master en-suite to the first floor and two further bedrooms together with a family bathroom to the second floor. The property is double glazed and this is complemented by gas fired heating. Externally there is a lovely well enclosed rear garden and a dedicated parking space.



Still carrying the residue of a 10 year warranty, this terraced home maximises the space available and has much to commend it. A three storey home it has very adaptable accommodation with an open plan lounge/dining room/fitted kitchen to the ground floor plus an office which could also be used as an additional bedroom. To the first floor there two bedrooms with the master having an en-suite and plenty of fitted cupboards and the second bedroom could also be utilised as an additional living room. On the second floor there are two further bedrooms plus a bathroom. There are also good views from the front bedroom. The property is well finished with oak flooring to the ground floor, two windows to several of the rooms and for economy there is a dual zone heating system. The property is of course double glazed and the French doors in the lounge area have glazing above making this a very light and airy room. Externally there is a small area to the front and the rear garden is very well enclosed, has been thoughtfully laid out and stocked with an established Clematis on a pergola. The rear entrance leads to a numbered parking space. The property is very conveniently placed giving easy access to Avers roundabout, the A30 is within a few hundred yards and Redruth town is approximately two miles away.

**ENTRANCE HALL**

With engineered oak flooring and a radiator. Cupboard housing an Ideal gas combi boiler (this has a dual zone facility to separate heating from the living and bedroom accommodation).

**CLOAKROOM**

Wash hand basin with a splash back, a low level wc, a radiator and an extractor.

**OFFICE/BEDROOM**

6'0" x 8'10" (1.83m x 2.70m)  
With a radiator.

**OPEN PLAN LOUNGE/DINER/FITTED KITCHEN**

12'7" x 22'11" (3.85m x 7.00m)  
A peninsular unit acting as a partial room divide with a stainless steel sink unit. Fitted with an array of working surfaces with cupboards below and splash backs. Complementary eye level units and appliances include an oven, a hob with a cooker hood above, a dishwasher, a washing machine and a fridge/freezer. The kitchen floor is vinyl with the remainder being engineered oak. There is an understairs cupboard at present housing a free standing tumble dryer (not included in the sale). French doors to the rear garden with tall windows to the sides and above maximising full use of light. Radiator.

**FIRST FLOOR**

**BEDROOM 1**

12'10" x 9'10" (3.92m x 3.01m)  
Laminate flooring, fitted wardrobes, two windows and a radiator.

**EN-SUITE**

4'10" x 6'11" (1.48m x 2.11m)  
A tiled cubicle with a mains shower, wash hand basin with a splash back and a low level wc. Ladder radiator, extractor fan and a shaver point.

**LIVING ROOM/BEDROOM 2**

12'9" x 9'4" (3.91m x 2.85m)  
Two windows to the rear elevation, a radiator and engineered oak flooring.

**LANDING**

Radiator.

**SECOND FLOOR**

**BEDROOM 3**

12'6" x 11'4" (3.82m x 3.47m)  
With a radiator and a wardrobe.

**BEDROOM 4**

12'5" x 7'3" (3.79m x 2.21m)  
With a radiator, a wardrobe and a good open aspect.

**LANDING**

Radiator.

**BATHROOM**

5'6" x 6'3" (1.70m x 1.93m)  
Twin grip panelled bath with a mains shower, a tiled surround and a screen. Wash hand basin and wc with splash backs. Shaver point, extractor fan and a ladder radiator.

**OUTSIDE**

There is a small enclosed area to the front and the rear garden is very thoughtfully laid out combining ease of maintenance with some interesting features such as lawns, a well established Clematis on a pergola, flower borders and a slabbed patio. The owner has spent quite a lot of time and effort here creating a pleasing garden which also has a rear gate leading to a numbered parking space.

**DIRECTIONS**

Leaving the A30 westbound at the first Redruth exit, proceed to Avers roundabout bearing first left on the filter system. Proceed towards Scorrier and at the next roundabout take the second right and then right again where Solomon Road will be found on the left hand side.

**AGENTS NOTE**

TENURE: Freehold.  
COUNCIL TAX BAND: C.

Share Of Estate Maintenance Charge £160 per annum.

**SERVICES**

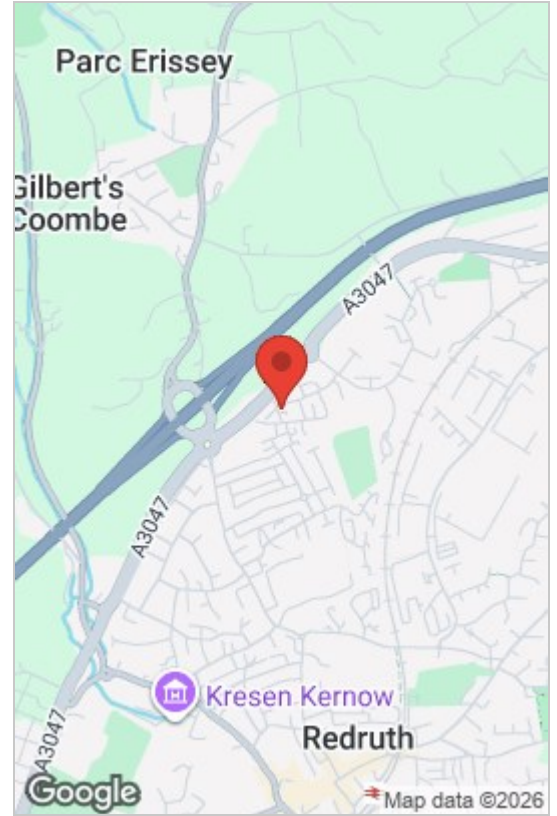
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 8 Mbps, Superfast 66 Mbps (sourced from Ofcom).

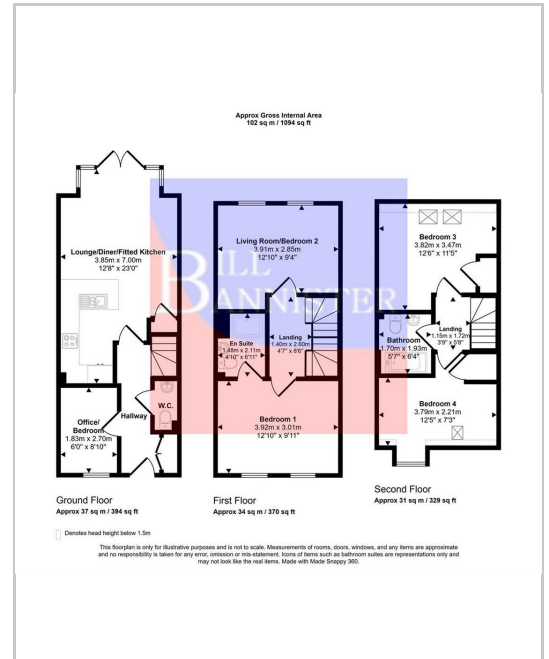
Mobile signal -

EE - Good outdoor only, Three - Good outdoor & indoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

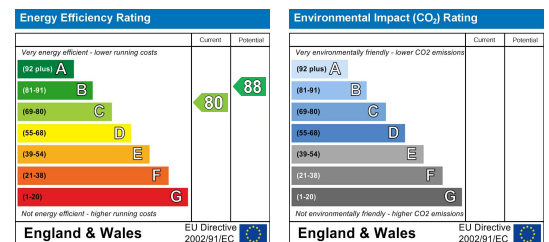
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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