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Sales & Lettings



7 Copper Meadows

Redruth, TR15 2NX

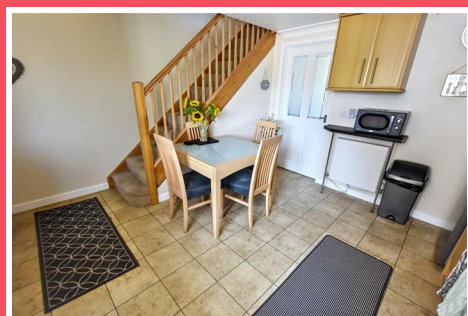
£219,950



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Built less than twenty years ago by a well known local contractor, this mid terraced house has much to commend it. The property is well presented and has an electric heating system using conventional radiators and this is complemented by double glazing. To the first floor there are two bedrooms, both with open outlooks particularly at the rear which is towards the north coast. The shower room is well equipped and has a sun-tube. The loft space which houses the boiler has plenty of storage with boarding, electric and a fold-away loft ladder. To the ground floor an entrance porch with a cloakroom leads through to a well appointed kitchen/diner with stairs to the first floor and then on to a lounge. This room overlooks the very tidily presented rear garden which is certainly worthy of mention, being well stocked and thoughtfully laid out with a summerhouse. To the front there is a hard standing for one vehicle and further communal parking. Copper Meadows is a small and select development and gives easy access to the main Redruth to Falmouth road leading down to Lanner village which has shopping facilities. For those who enjoy country walks, access is given to Carn Marth which is the second highest point in the county.

ENTRANCE PORCH

With a upvc door having part obscure glazing.

CLOAKROOM

Wash hand basin with a cupboard beneath and a splash back. Low level wc, a radiator and an extractor fan.

KITCHEN/DINER

12'9" x 12'4" (3.91m x 3.77m)

Single drainer stainless steel sink unit, working surfaces with splash backs plus cupboards and

drawers beneath. Complementary eye level cupboards and space for white goods. Fitted electric oven, hob and hood above. Radiator with a breakfast bar/small shelf above.

LOUNGE

12'9" x 13'1" (3.89m x 3.99m)

External door to the rear garden and a window to the rear. Radiator and a large understairs cupboard providing useful storage space.

FIRST FLOOR

BEDROOM 1

12'7" x 8'9" (3.86m x 2.69m)

Window to the rear elevation looking down towards the north coast. Radiator.

LANDING

Loft ladder leading to a boarded roof space with an electric light and an Aztec electric boiler plus a hot water cylinder.

BEDROOM 2

9'6" x 9'4" (2.91m x 2.85m)

Window to the front elevation with an open aspect towards Lanner and Carn Marth to the side. Radiator and a fitted wardrobe.

SHOWER ROOM

6'3" x 6'3" (1.93m x 1.93m)

A double shower cubicle with wipe clean surrounds and an electric Mira shower (fitted in May 2026). Pedestal wash hand basin with a splash back. Low level wc, extractor fan, a radiator and a sun-tube.

OUTSIDE

To the front there is a paviour parking and a gravelled

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area leading to the front door and an outside light. There is also communal parking. To the rear there is a lovely well enclosed, thoughtfully laid out and low maintenance garden. It has a summerhouse which is quite private and sheltered. There is a paved and chipped area for low maintenance and to one side there is a raised border. There are also some well established shrubs. Outside light.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 5 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



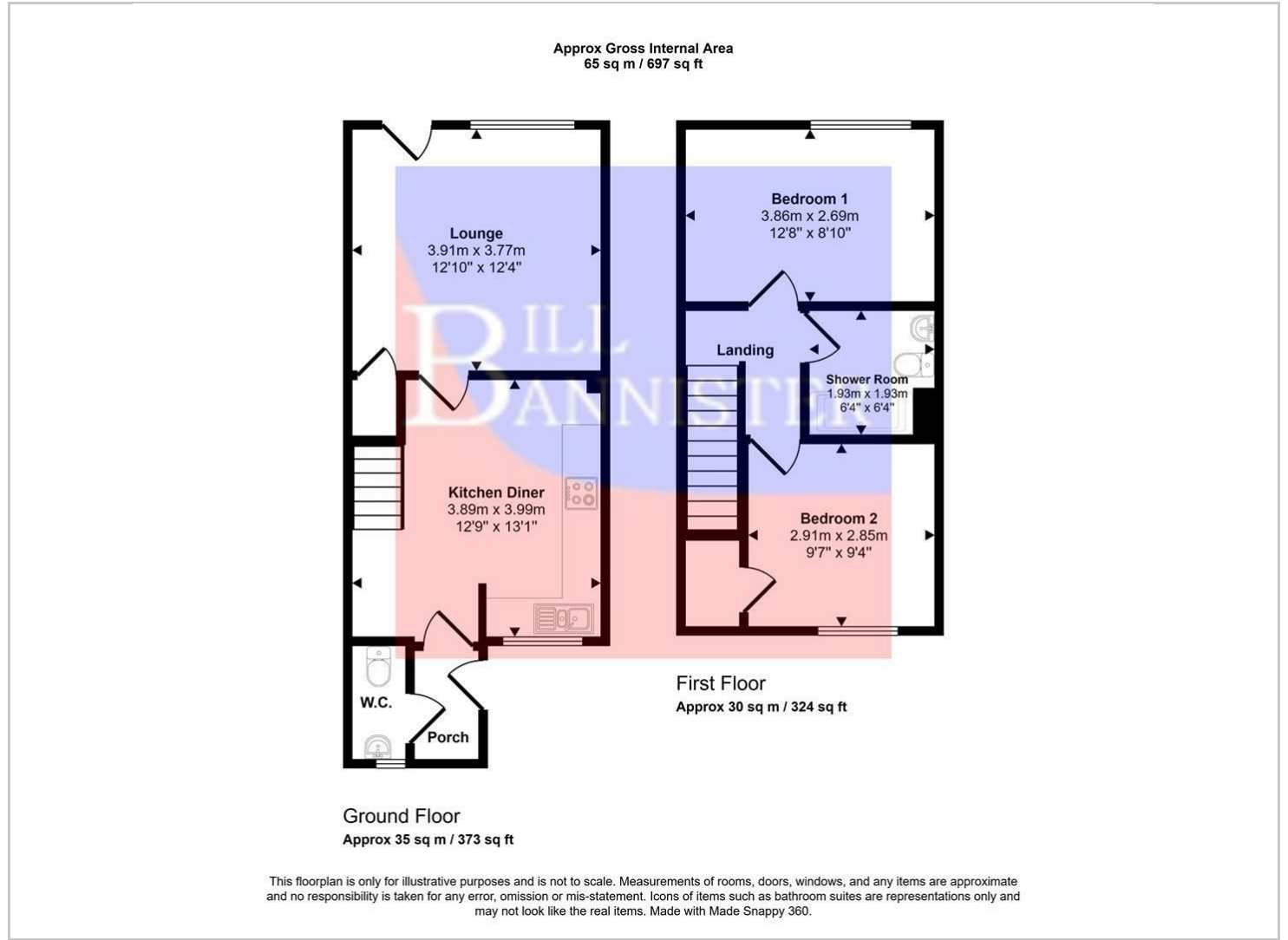
Hybrid Map



Terrain Map



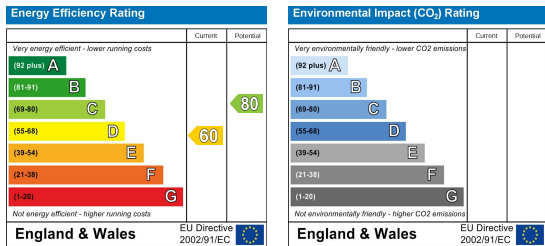
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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