



23 Coach Lane

Redruth, TR15 2TP

£195,000



Offered as a CASH PURCHASE and with the benefit of no onward chain, this semi detached house is now ready to update to your own taste. The family sized accommodation offers three bedrooms, two reception rooms, a conservatory, a family bathroom, a kitchen and a useful utility room. The property is double glazed and this is complemented by gas heating. Externally there is a lovely larger than average mature rear garden with the bonus of a workshop, two outbuildings and a greenhouse.



Situated in the popular area of Coach Lane and having family sized accommodation, this is a three bedrooned semi detached home. To the ground floor there is a lounge, a separate dining room, a substantial conservatory, a kitchen, a utility and a family bathroom. Gas heating and double glazing have been installed. Offered with no onward chain, it also has a front garden with a shared tandem style parking area to the side. The rear garden is surprisingly generous with lawns, fruit trees and shrubbery etc together with outbuildings and a greenhouse. There is also a small workshop. A rear pedestrian gate will lead you to Church Lane which gives good access to Redruth town and access is given to lovely country walks in The Coombe by St Uny Church.

This property has some mundic content and therefore is offered as a cash purchase only.

ENTRANCE VESTIBULE

With an obscure glazed door to:

HALLWAY

Understairs cupboard and a radiator.

LOUNGE

12'7" x 11'8" (3.86m x 3.56m)

With a fire surround, a radiator and a window with what appears to have shutters but these have been out of use for a long time.

DINING ROOM

9'10", 10'1" x 10'9" (3.31m x 3.30m)

Four built-in cupboards, a radiator and double doors to:

CONSERVATORY

8'11" x 14'10" (2.74m x 4.53m)

With a radiator and a door to the rear.

KITCHEN

9'2" x 13'3" (2.81m x 4.04m)

Working surfaces with splash backs, cupboards and drawers beneath plus eye level units with a cooker hood. Wall mounted Worcester gas combi boiler.

UTILITY

6'11" x 5'6" (2.12m x 1.70m)

A double cupboard and space for white goods.

BATHROOM

8'4" x 5'4" (2.55m x 1.65m)

Panelled bath, a pedestal basin and a wc. Separate shower cubicle and wall tiling. Radiator.

FIRST FLOOR

BEDROOM 1

11'6" x 11'0" (3.53m x 3.37m)

With a radiator.

BEDROOM 2

9'8" x 11'10" (2.95m x 3.63m)

With a radiator.

BEDROOM 3

6'10" x 8'5" (2.09m x 2.57m)

LANDING

With loft access.

OUTSIDE

A pedestrian gate with a pathway flanked by borders leads to the front door. To the side there is an area shared with next door and whilst not wide enough for two cars, we would imagine that tandem parking would be available. A side gate leads to a rear court with a workshop and this leads to a paved area, two outbuildings and a greenhouse. There is a well enclosed generous lawned rear garden with mature shrubs and plants leading to a pedestrian gate which will take you to Church Lane and Redruth town.

DIRECTIONS

From our office in Redruth proceed up West End and take the first turning left into Coach Lane. Continue along here and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

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

Broadband highest available download speeds - Standard 20 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal -

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

Area Map



Floor Plans



Energy Efficiency Graph

