



Norwyn

North Corner | St. Day | Redruth | TR16 5LP

Asking Price £325,000



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- Village Location
- Three Double Bedrooms
- Sun Room
- Garage & Workshop
- Double Glazing
- Semi Detached
- Three Reception Rooms
- Enclosed Rear Garden
- Feature Fire Place
- LPG GAS BOTTLES

Found within the heart of the village of St Day is this Semi-Detached 3 bedroom house which benefits from having 3 reception rooms giving the property flexible living space. The accommodation on offer is as follows: The entrance door opens into the porch which leads into the dining room, from here you then access the lounge having a feature stone fireplace with a free standing electric fire. The kitchen can be found towards the rear of the property having dual aspect windows. There is a reception room which is currently being used as a bedroom but this could easily be used as a home office if needed. Also on the ground floor there is the sun room, utility area and W.C. Stairs rise to the first floor accommodation where you will find the 3 Double Bedrooms and family bathroom. To the outside there are double gates opening into the garden having low maintenance astro turf with an attractive seating area. There is a garage which the current owners use for storage with access into the workshop having a mezzanine floor, this would make an ideal conversion for extra accommodation for family or potential income (subject to the relevant planning). The property has double glazing and gas central heating via LPG gas bottles.





Description

Found within the heart of the village of St Day is this Semi-Detached 3 bedroom house which benefits from having 3 reception rooms giving the property flexible living space. This lovely family home is very deceptive from the outside and a viewing is essential to appreciate the accommodation on offer.

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Location

The property is located within the heart of the historic mining village of St Day. The village has day to day shopping facilities, a Post Office, village pub and butcher's shop. Within the immediate area there is access to country walks and a short distance away the mineral tramways which offers cycling facilities and connects Portreath and the north coast and Devoran on the south coast.

Entrance Porch

Living Room

12'11 x 9'11 (3.94m x 3.02m)

Dining Room

12'1 x 11'5 (3.68m x 3.48m)

Kitchen

8'7 x 8'1 (2.62m x 2.46m)

Bedroom

9'8 x 9'2 (2.95m x 2.79m)

This room is currently being used as a downstairs bedroom but would lend itself to an office or playroom.

Sun Room

13'7 x 5'5 (4.14m x 1.65m)

W.C

Landing

Bedroom

13'9 x 12'3 (4.19m x 3.73m)



Bedroom

12'5 x 10'4 (3.78m x 3.15m)

Bedroom

10 x 9'8 (3.05m x 2.95m)

Bathroom

8'7 x 8'4 (2.62m x 2.54m)

Outside

Garage

14'1 x 11'6 (4.29m x 3.51m)

The garage is being used for storage by the current owners as they have a green house directly in front of the garage door.

Workshop

20'11 x 14'2 (6.38m x 4.32m)

Agents Information

Tenure: Freehold

Council Tax: Band B

EPC: F

A drilled mining survey is available on the property file.

The survey took place in September 2014 a brief conclusion is: No lode structures, voids or any mining related features were encountered beneath the dwelling that has been covered by the boreholes (investigated area)

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

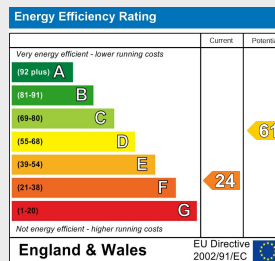
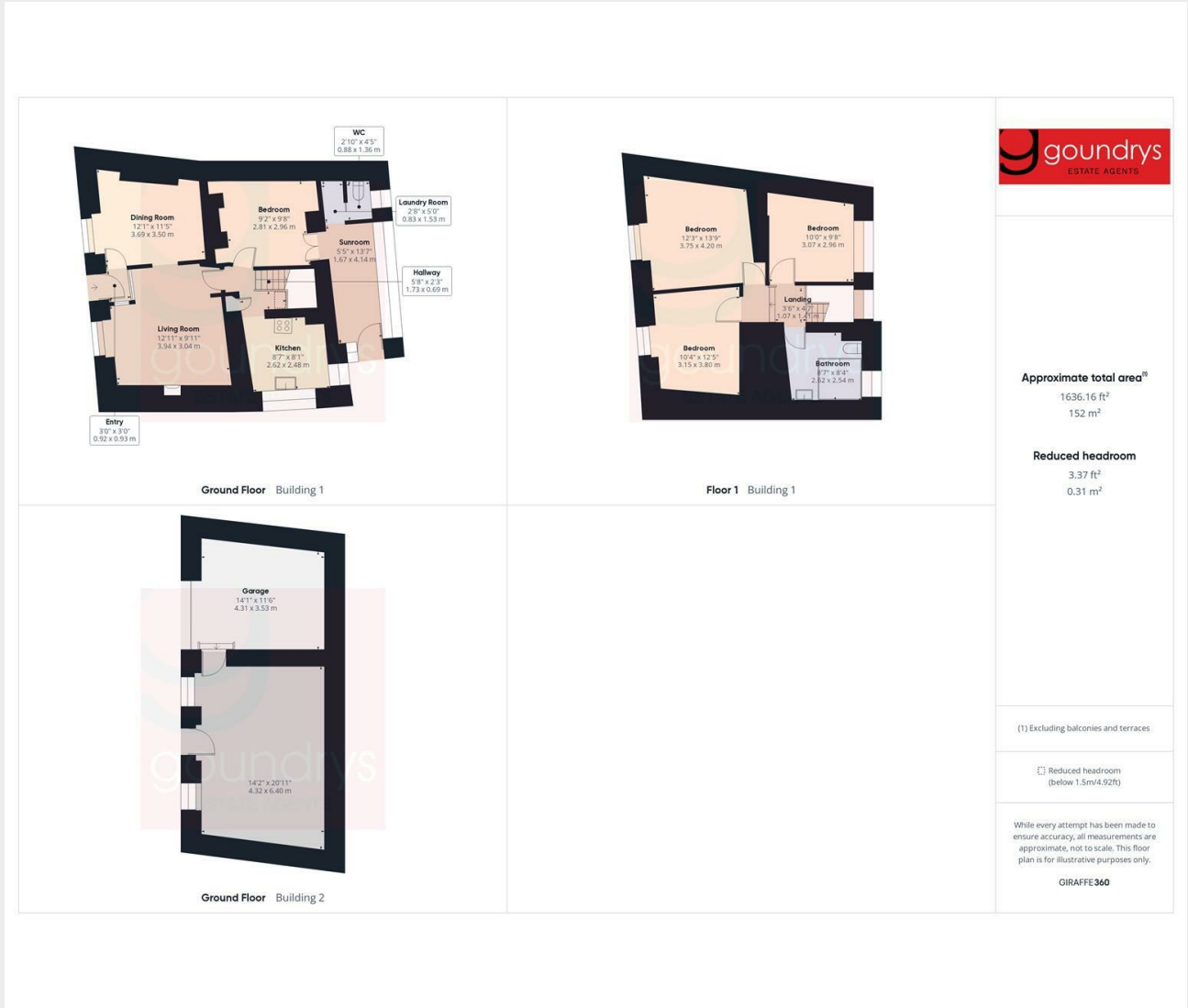
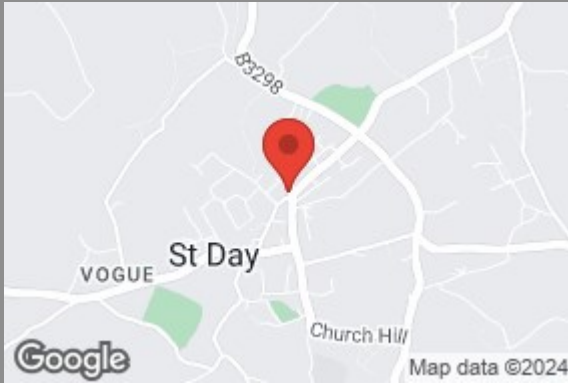
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





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