

## FLAT AT BESKEENS YARD, GEW TERRACE, REDRUTH, TR15 1PG



- ONE BEDROOM MAISONETTE
- BATHROOM
- LOUNGE/DINER
- DOUBLE GLAZING
- KITCHEN
- GARAGE & PARKING

**£85,000**

This presents a good opportunity to purchase a maisonette with a room to the ground floor then stairs leading to the further accommodation. It is double glazed and has electric heating. An added bonus is a garage which is quite well proportioned and parking is also provided in the front courtyard which is shared by two other properties but is in the ownership of the subject property. Currently the property is tenanted and if required, it may be possible to continue with this or indeed obtain vacant possession should you wish to use this as your own residence. The current tenant pays £495 per calendar month. Shopping facilities are to hand together with a bus service and the town centre with a railway station is within approximately half a mile.

## GROUND FLOOR

**RECEPTION/HALLWAY 3.83m x 2.13m (12'6 x 6'11)** This room is currently used as a dining area. Stairs to:

## FIRST FLOOR

**LANDING** With an air circulation system and a night store heater.

**LOUNGE 3.87m x 3.15m (12'8 x 10'4)** With two windows and a night store heater.

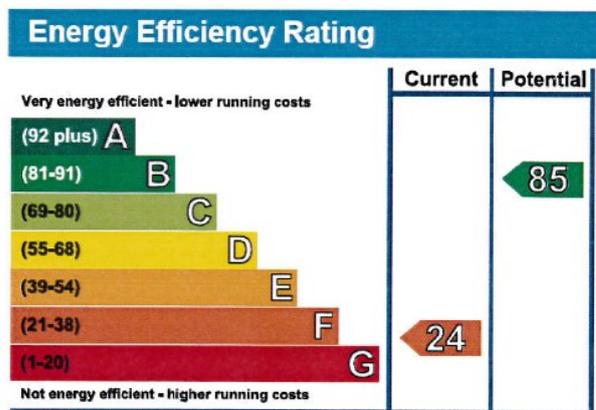
**BEDROOM 2.93m x 2.57m (9'7 x 8'5)** With two windows and a night store heater.

**KITCHEN 2.91m x 1.87m (9'6 x 6'1)** Single drainer stainless steel sink unit, working surfaces with cupboards and drawers beneath, partial tiling and eye level cupboards. Space for white goods.

**BATHROOM** Twin grip panelled bath with an electric shower and a screen. Wash hand basin and wc. Airing cupboard with hot water cylinder. Wall heater and a shaver point.

**GARAGE 3.77m x 3.22m (12'4 x 10'6)** With an up and over door and power connected. We understand that the adjoining properties have a right of way only over the forecourt which provides extra parking.

**DIRECTIONS** From our office in Redruth proceed up Station Hill passing the railway station on your right and continue through East End past the Co-op shop. Approximately one hundred yards further on you will see our For Sale board on the right hand side.



These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only.