

66 West End · Redruth · Cornwall · TR15 2SQ

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Sales & Lettings



49 Pengover Parc

Redruth, TR15 1JA

£139,950

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Offered with no onward chain, this presents an opportunity to acquire a well presented two bedroom first floor flat. It has a refitted kitchen and bathroom together with a new gas combi boiler and radiators. Both bedrooms have quite far reaching views and the front is quite open. In addition to the gas heating there is also double glazing. Outside there is a small area of astro-turf and to the rear there is a shared garden with the flat beneath. Communal parking facilities are available.

In terms of location, this property is very conveniently located close to Redruth town centre, within one mile, which offers both independent and chain stores, cafes, a cinema and public houses, and so can be accessed in around twenty minutes or less on foot or via a short drive. A main line railway station in the town gives links to London and bus services to Truro and Falmouth. The A30 link road is nearby, within two minutes by car. Other local amenities are also available including a Tesco supermarket and schools within walking distance. Further afield, Portreath Beach on the north coast is within fifteen minutes drive as well as many other local beaches and attractions being nearby.

ENTRANCE HALL

With stairs to the first floor. This entrance is purely for the use of number 49.

LOUNGE

14'0" x 8'4" (4.27m x 2.56m)

Window to the front elevation and a radiator. Open plan to:

KITCHEN

8'0" x 7'2" (2.44m x 2.20m)

Fitted oven, hob and a cooker hood. Wall mounted

combi boiler. Single drainer stainless steel sink unit plus adjoining working surfaces with cupboards and drawers beneath and tiled splash backs. Space and plumbing for a washing machine and space for a tall fridge/freezer. Eye level cupboards with one down lighter.

BEDROOM 1

7'8" x 10'11" (2.36m x 3.33m)

Radiator and a fine view.

BEDROOM 2

9'0" x 7'6" (2.76m x 2.30m)

Radiator and a fine view. Built-in double wardrobe.

BATHROOM

5'8" x 5'3" (1.75m x 1.62m)

Panelled bath with a partially tiled surround, a glass shower screen, a thermostatic bath/shower mixer tap and a rainfall shower head plus a hand held shower. Enclosed wash hand basin with cupboards beneath. WC, extractor fan and a ladder towel radiator.

OUTSIDE

To the front there is a small area of astro turf and a pathway to the property. Space is provided for a wheelie bin and storage for recycling bags/bins. A side path leads around the flat to the rear garden which is shared with the downstairs neighbour.

DIRECTIONS

Leaving the A30 westbound at Avers, take the third turning left into Close Hill. Pass the convenience store on your right and take the next left into Strawberry Lane. Proceed straight up into Pengover Parc, the round bears round to the right and the property will then be found on the right hand side.

Tel: 01209 210333

AGENTS NOTE

TENURE: Leasehold - 999 year lease commenced in 1991. Ground rent, buildings insurance and management charges totalled £311 for the period May 2026 to April 2027 (£295 2025/2026).

COUNCIL TAX BAND: A.

SERVICES

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

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



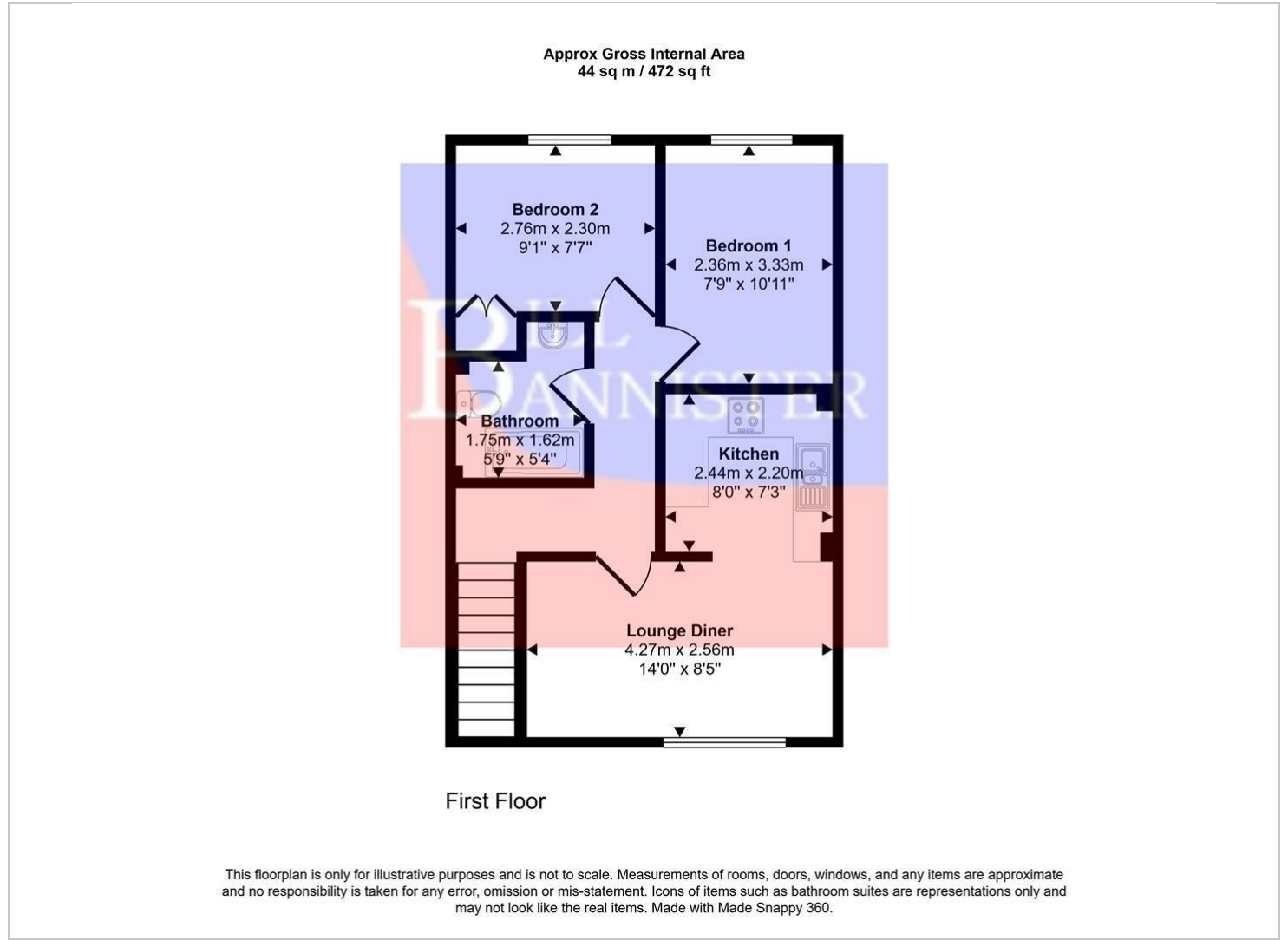
Hybrid Map



Terrain Map



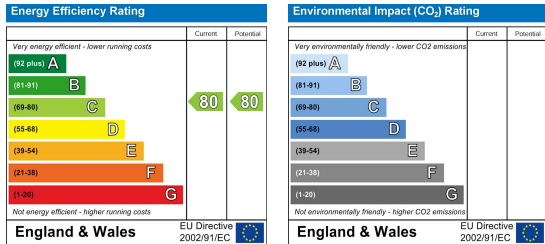
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.