

Treloweth Way

Redruth

TR15 3TT

Offers In The Region Of
£280,000

- SEMI DETACHED BUNGALOW
- FLEXIBLE ACCOMMODATION
- UP TO FOUR BEDROOMS IF REQUIRED
- OPEN PLAN LIVING/KITCHEN
- SECOND SITTING ROOM/BEDROOM
 - BATHROOM AND ENSUITE
- SOUTH FACING ENCLOSED GARDEN
 - DRIVEWAY
- POPULAR AND CONVENIENT LOCATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 979.00 sq ft



PROPERTY DESCRIPTION

Situated in a popular residential Cul De Sac, this semi detached bungalow provides flexibility which is perfectly suited to multi generation living or as one home. The property currently offers accommodation comprising an entrance hall, open plan living/kitchen/diner, first floor bedroom with ensuite, a walk through study which could be isolated to provide a single bedroom, main double bedroom, a sitting room which could be used as another double bedroom, utility and bathroom. An inner hall can easily be connected through a former doorway into the open plan living space. Outside, a driveway provides off road parking with a level lawn to the side whilst the rear enjoys a level south facing, enclosed sunny garden perfect for children, pets and entertaining. The property also benefits from double glazing and gas central heating.

LOCATION

Treloweth Way is a quiet and popular residential development situated in Pool, perfectly placed for schools and access to local shops, amenities, and is a short drive from the North Cornish coast and on the door step of Tehidy Country Park. The towns of Redruth and Camborn both offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline rail way providing transport links through the county and beyond.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Obscure double glazed door into:

ENTRANCE HALL

Space for hanging coats, stairs to first floor bedroom, double glazed window, door to study, door into:

OPEN PLAN LIVING/KITCHEN

A light and bright open plan living space with a fitted kitchen offering a range of matching base and wall units, granite effect work surfaces and tiled splash backs, corner style stainless steel sink with mixer tap and drainer, wood effect flooring, space for dining table and chairs, wood effect flooring, inset lighting, wood burning stove with slate hearth, radiator, double glazed patio doors to rear garden, alcove which can connect the additional hallway.

FIRST FLOOR BEDROOM

Space for double bed, wardrobe and drawers, Velux style window

ENSUITE

A three piece bathroom suite comprising bath with shower over, W.C and hand basin with fitted cupboard, eaves storage space.

STUDY/BEDROOM FOUR

Previously a single bedroom now currently used as a Study, fitted wardrobe, wood effect flooring, radiator, double glazed window, door into:

INNER HALL

Radiator, space for hanging coats, doors to bedroom, sitting room, bathroom and utility.

BEDROOM ONE

A large double bedroom with double glazed window, radiator, fitted wardrobes.

LIVING ROOM/BEDROOM TWO

Currently used as a sitting room but could be used as a second double bedroom, radiator, double glazed patio doors to rear garden.

UTILITY

Fitted with a range of fitted base and wall units, wood effect work surfaces, composite sink, spaces for white goods, double glazed patio doors to rear garden.

BATHROOM

A modern three piece bathroom suite comprising bath with shower over, W.C and hand basin, fitted storage, easy clean panelled walls, heated towel rail.

OUTSIDE

The property is approached over a driveway providing off road parking adjacent to a level lawn. the lawn could be cleared to provide further parking. The rear enjoys a private south facing, sunny enclosed garden perfectly suited to children, pets and entertaining with a paved patio, level lawn, artificial lawn, mature flower bed borders, greenhouse and tool shed.

DIRECTIONS

From Agar Road turn onto Chariot Road which leads onto Higher Broad Lane. Passing Treloweth Primary School on your left hand side, take the second left onto Balkin Way and proceed for a few hundred yards taking a right hand turn into Treloweth Way. The property can then be found on your left hand side.

MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

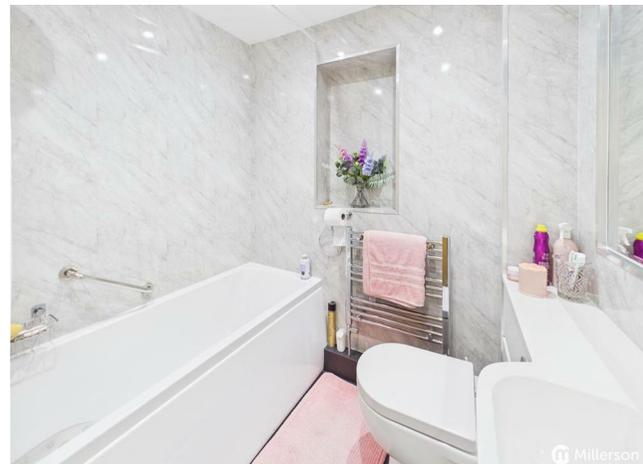
Other electricity sources: No



Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing and Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

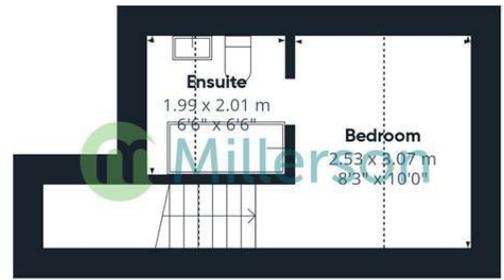
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1



Approximate total area⁽¹⁾
 91 m²
 979 ft²

Reduced headroom
 6.5 m²
 69 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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