

Killiersfield

Pool

Redruth

TR15 3LS

Asking Price £250,000

- DETACHED TWO BEDROOM BUNGALOW
- WELL PRESENTED THROUGHOUT
- LOVELY PRIVATE REAR GARDEN
 - OFF ROAD PARKING
 - ATTACHED GARAGE
- FAVOURED CUL-DE-SAC LOCATION
 - RECENTLY REDECORATED THROUGHOUT
 - TWO DOUBLE BEDROOMS
 - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 793.00 sq ft



DESCRIPTION

A really superbly presented two bedroom detached bungalow in a particularly well favoured small Cul-De-Sac in Pool. The property itself offers light and spacious accommodation to include Entrance Porch, Living room/Dining room, Kitchen, Two double bedrooms and family Bathroom. The property has undergone recent improvements including new carpeting, stylish solid oak doors throughout the house along with re-decoration throughout the property. Externally there's parking to the front, an attached Garage, a lawned garden to the front and a lovely enclosed and private lawned garden to the rear. All in all a really well presented property ready for immediate occupation with no onward chain.

LOCATION

Killiersfield is a Cul De Sac located in a popular residential area in Pool, perfectly placed for schools and access to local shops, amenities, and is a short drive from North Cornish coast and on the door step of Tehidy Country Park. The towns of Redruth and Camborne 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

UPVC double glazed door opening into:

ENTRANCE PORCH

Tile effect flooring. UPVC double glazed windows to front and side. Oak glazed door opening into:

ENTRANCE HALL

A generous 'L' shaped hallway with doors leading to Living room/Dining room, Kitchen, both Bedrooms and Bathroom. Loft hatch. Radiator. Airing cupboard. Further generous storage cupboard.

LIVING ROOM/DINING ROOM

A wonderfully proportioned room benefitting from a wealth of natural light, thanks to UPVC picture windows to front and fabulous UPVC double glazed French doors opening into the back garden. Oak effect laminate flooring. Gas fired fireplace. Two radiators. Clearly delineated spaces for Living and Dining.

KITCHEN

A well designed and smartly presented Kitchen with Oak effect click Vinyl flooring. A range of floor standing and wall mounted cupboard and drawer units with Oak effect roll top work surfaces over. Space for Fridge/Freezer. Space for Washing machine. integrated oven with four

ring gas hob and extractor fan over. UPVC double glazed window to rear elevation. UPVC double glazed door opening out into the rear garden. One bowl stainless steel sink unit with mixer taps over and drainer to the side. Radiator. Tiled splashback. Solid oak doors leading both through to the Living room/Dining room, and back to the Hallway.

BEDROOM ONE

A really well proportioned and beautifully presented main double bedroom, enjoying an outlook across the back garden. Radiator. UPVC double glazed window. built in Wardrobe. Radiator.

BEDROOM TWO

Another well proportioned double bedroom with UPVC double glazed window to front elevation, Radiator. built in Wardrobe.

BATHROOM

A well appointed Bathroom. Oak effect Vinyl flooring. Panelled bath with electric shower over. Pedestal wash hand basin. Low level W.C. Tiled to all four walls. UPVC double glazed obscured window to front elevation. Chrome heated towel rail. Mirrored medicine cabinet.

GARAGE

A generous attached single garage with electric garage door, power and light, and pedestrian door back out into the rear garden.

OUTSIDE

To the front of the property there's a lawned garden, bordered by a range of shrubs and bushes. There's a driveway with off road parking, leading to the attached garage., A pedestrian gate leads to the rear of the property.

TO THE REAR

The rear garden is a real highlight of the property, offering a generous and private space which is fully secure to three sides. The rear garden is predominantly laid to lawn, there's a very pleasant paved patio leading directly out of the Living room/Dining room through French doors. the garden is mature and well stocked, with a range of shrubs, plants and trees to the borders.

DIRECTIONS

From our offices in Camborne, proceed along Tehidy Road leading out of Camborne. Follow this road to a 'T' junction, turning right into Mount whistle Road. Follow this road to a small roundabout, taking the second exit. Continue to proceed along this road, passing Pool Academy, before taking the first exit into Moorfield Road. Follow this road for approximately four hundred yards, before turning into Killiersfield where the property can be identified by our for sale board.



AGENTS NOTE

A number of the furnishings can be made available for purchase to any prospective purchaser - please contact us for full list of items and prices.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: D

The building

Detached bungalow, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE great

Parking: Garage, Driveway, and On Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL76929):

- The property is subject to restrictive covenants (legal promises not to do certain things) contained in a 1991 deed. These are common rules designed to maintain the character of a neighbourhood.

- There is a provision regarding light and air from the 1991 deed. This usually means the owner cannot prevent neighbours from building something just because it might block some light or airflow.

- The owner has agreed to an 'indemnity covenant', which is a formal promise to follow all the existing rules and protections attached to the land.

Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and

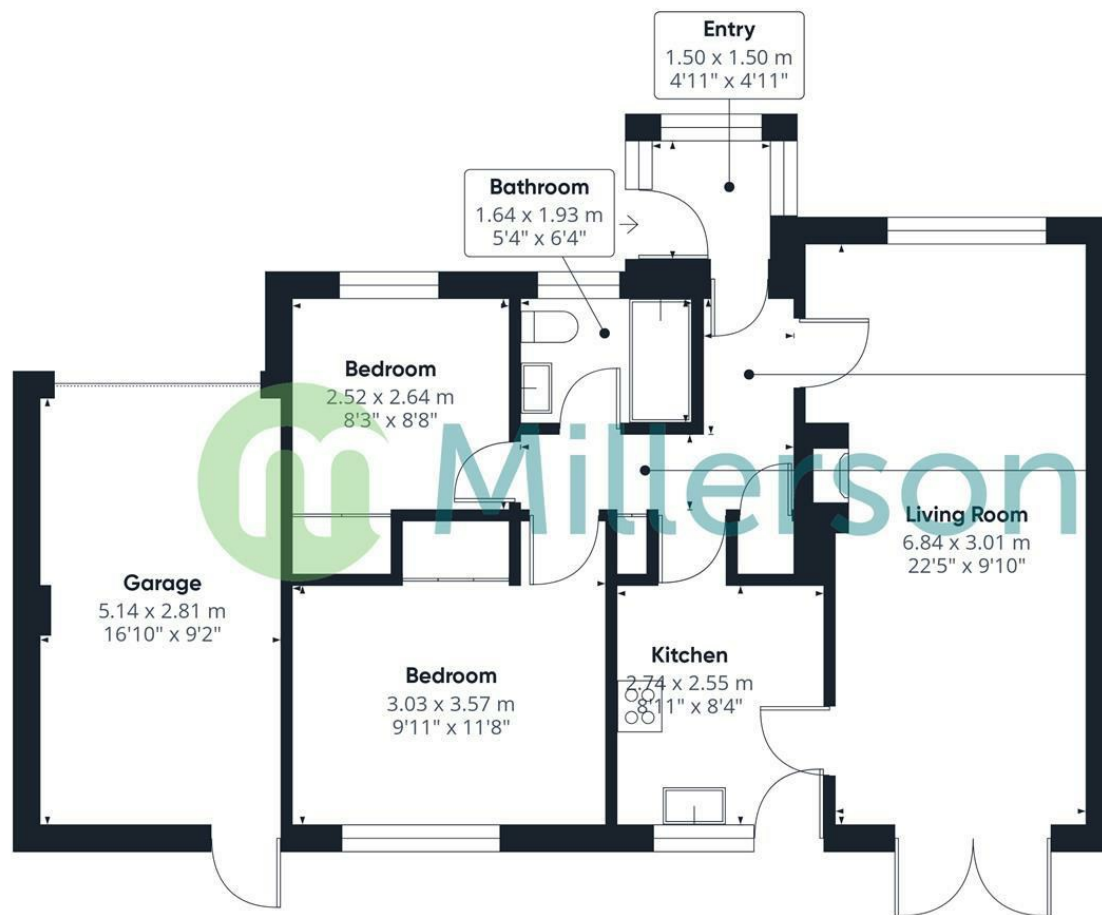




Killiersfield, Pool, Redruth, TR15 3LS

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Approximate total area^m

73.8 m²
793 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Needing To Sell?

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

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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