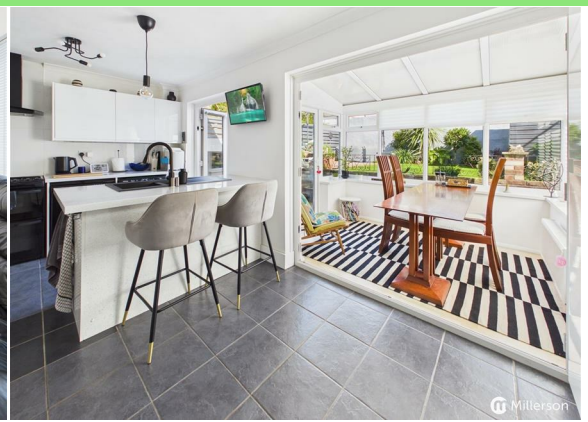


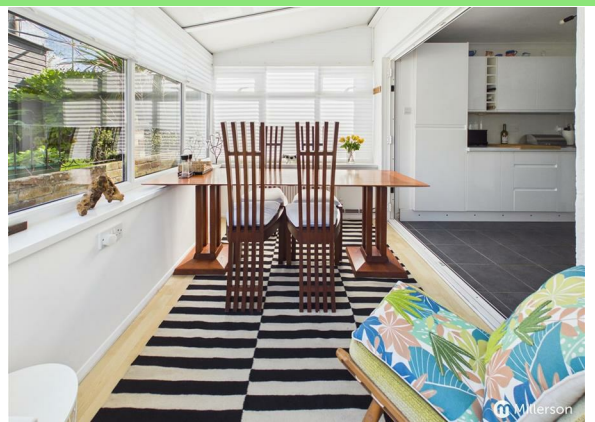
Boscarn Road
Redruth
TR15 1QB

Offers In Excess Of £290,000

- WELL PRESENTED FAMILY HOME
- FOUR BEDROOMS
- MASTER ENSUITE
- LIVING ROOM WITH MULTI FUEL STOVE
- FIRST FLOOR VIEWS TOWARDS CARN BREA
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY/DINING ROOM
- DRIVEWAY AND GARAGE
- ENCLOSED GARDEN
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - C

Floor Area - 1137.00 sq ft


4


2


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E52

PROPERTY DESCRIPTION
A fantastic opportunity to purchase this well presented, end of terrace family home situated in the corner of a quiet Cul De Sac on the outskirts of Redruth. The first floor enjoys far reaching views towards Carn Brea and St Ives with the accommodation comprising an entrance porch, entrance hall, living room with multi fuel stove, modern and spacious kitchen/breakfast room with double doors opening into a conservatory/dining room, four bedrooms with one ensuite and a modern shower room. Outside, the property is approached over a brick paved driveway for two cars adjacent to a level lawned garden and access to an integral single garage whilst the rear enjoys an enclosed garden with patio, lawn and a useful storage shed. Other benefits include double glazing, gas central heating and overall provides the perfect home for a growing family.

LOCATION
Boscarn Road is a quiet Cul De Sac situated in a popular residential development on the outskirts of Redruth. Redruth is a historic market town known for its rich mining heritage. Located roughly halfway between Truro and Falmouth, the town sits near the coast and offers good access to the A30, mainline railway , schools for all ages and a wide range of retail and leisure facilities.

ACCOMMODATION IN DETAIL
(All dimensions are approximate and measured by LiDAR)

ENTRANCE
Sliding double glazed door into:

ENTRANCE PORCH
Cloak hanging space, obscure double glazed door into:

ENTRANCE HALL
A welcoming entrance hall with stairs rising to the first floor and storage cupboard below, radiator, wood effect flooring, doors to living room and kitchen.

LIVING ROOM
A lovely living space with a bright modern feel boasting a multi fuel burning stove, double glazed window, wood effect flooring, decorative radiator.

KITCHEN/BREAKFAST ROOM
A spacious kitchen/breakfast room fitted with a wide range of white gloss units with granite effect work surfaces and complimentary tiled splash backs. Island unit with granite effect work top incorporating a breakfast bar, base units and composite sink. Spaces for washing machine, tumble dryer, dishwasher, large fridge/freezer and oven, fitted extractor hood, tiled flooring, cupboard housing 'Glow Worm' combination boiler, double glazed patio doors to rear garden, double glazed patio doors into:

CONSERVATORY/DINING ROOM
A triple aspect conservatory currently used as a dining room with a warm roof, double glazed windows and door to rear garden, wood effect flooring, radiator.

FIRST FLOOR

LANDING
Doors to bedrooms and shower room, loft access hatch with ladder to part boarded loft with light and power

BEDROOM ONE
A dual aspect double bedroom with an open style ensuite comprising shower cubicle, W.C and hand basin, chrome effect heated towel rail, radiator, part tiled and part wood effect flooring, double glazed window to the front with views towards Carn Brea monument and St Ives Bay.

BEDROOM TWO
A second double bedroom with double glazed window also enjoying the views of Carn Brea, wood effect flooring, radiator.

BEDROOM THREE
Double glazed window, radiator, wood effect flooring.

BEDROOM FOUR
Double glazed window with views towards Carn Brea, radiator.

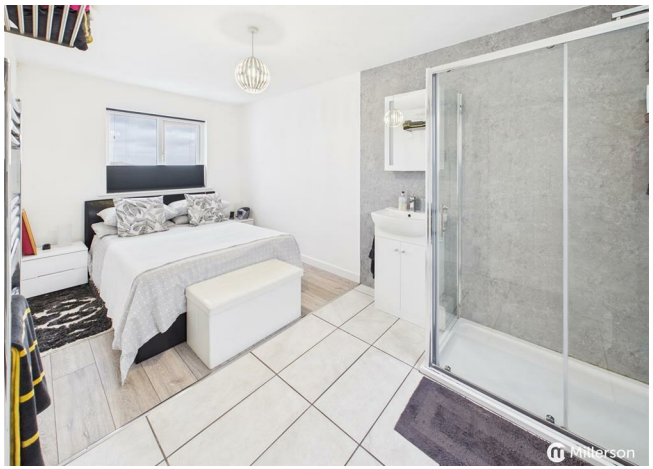
SHOWER ROOM
A modern three piece shower room comprising shower cubicle, W.C and hand basin with fitted cupboard, heated towel rail, easy clean panelled walls, stone effect flooring, obscure double glazed window.

OUTSIDE
The property sits at the end of a quiet Cul De Sac, approached over a brick paved driveway providing parking for two cars along with an integral single garage with up and over door, power and lighting and a pedestrian rear door. Adjacent to the drive is a level lawned garden with a pedestrian gate giving access into the rear where you will find a good sized, enclosed garden with two patio areas, lawn and a useful storage shed.

DIRECTIONS
From Drump Road in Redruth with Pennoweth school on your right hand side, proceed under the bridge turning left at the mini roundabout onto Cardrew Way. Take the first right into Roseland Gardens and then the third right onto Boscarn Road where the property can be found in the far left corner.

MATERIAL INFORMATION
Council Tax band: C







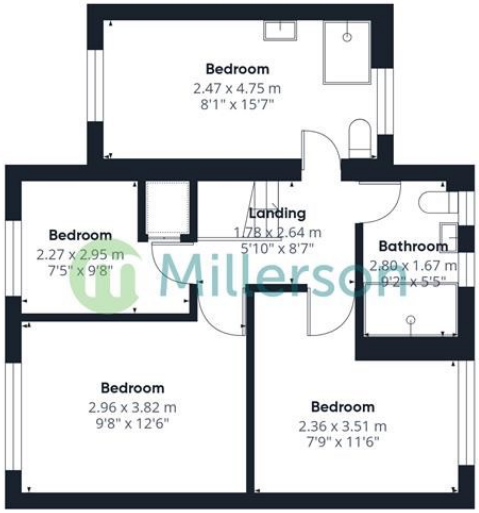
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: E
Number and types of room: 4 bedrooms
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - OK
Parking: Garage and 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

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Approximate total area[1]

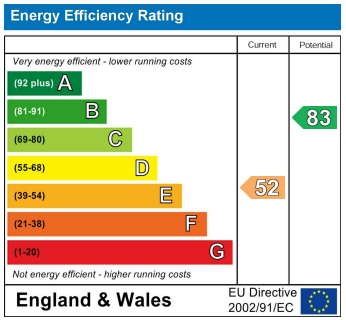
105.6 m²

1137 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.

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