



Agar Crescent Redruth TR15 3NG

Guide Price £250,000

- LINK DETACHED BUNGALOW
 - LARGE CORNER PLOT
- QUIET CUL DE SAC POSITION
 - TWO BEDROOMS
- KITCHEN AND CONSERVATORY
 - LIVING ROOM
 - SHOWER ROOM
- TWO DRIVEWAYS AND GARAGE
 - NO ONWARD CHAIN
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 834.00 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this link detached bungalow, situated on a larger than expected plot in a quiet Cul De Sac. The property would benefit from some refurbishment giving any potential purchaser a blank canvass to create something of their own with the accommodation comprising an entrance hall, living room, kitchen/diner, conservatory, two bedrooms and shower room. Outside is the real highlight of the home, boasting a large corner plot incorporating a huge back garden, driveway, garage and a further vehicular access into the rear garden providing further parking of required. The property also benefits from double glazing, gas central heating and plenty of scope to extend or utilise the outdoor space in a variety of ways.

LOCATION

Agar Crescent is a quiet Cul De Sac located just off Illogan Highway between Pool and Redruth, perfectly placed for schools and access to local shops, amenities, and is just a short drive from North Cornish coast and 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 railway 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

Doors to living room, kitchen, bedrooms and shower room, radiator, loft access hatch.

LIVING ROOM

Double glazed window, radiator, serving hatch, feature fireplace.

KITCHEN

Fitted with a range of matching, gloss finish base and wall units, wood effect work surfaces and tiled splash backs, one and half bowl stainless steel sink with mixer tap and drainer, integrated electric oven, hob and extractor hood, spaces for washing machine and under counter fridge, wood effect flooring, radiator, double glazed window, obscure double glazed door into:

CONSERVATORY

A triple aspect conservatory with double glazed windows and double glazed patio doors to rear garden, radiator, wood effect flooring.

BEDROOM ONE

Double glazed window, radiator

BEDROOM TWO

Double glazed window, radiator

SHOWER ROOM

A three piece shower suite comprising shower cubicle, W.C and hand basin, heated towel rail, tiled walls, tile effect flooring, cupboard housing combination boiler, obscure double glazed window.

OUTSIDE

The property is approached over a gated brick paved driveway which sits in front of an attached single garage and a pathway leading to the front door. A level lawn with mature hedging and shrubs lays across the front, wrapping around the side and into the rear where you will find a much larger than expected garden. There is an additional vehicular access with gates which if required, can provide plenty of extra parking in the rear. The whole plot is level and much like the property, the outdoor space is a real blank canvass for a buyer to create a superb garden.

DIRECTIONS

Travelling along Illogan Highway from Pool, pass Morrisons supermarket on your left hand side taking the next left into Agar Crescent. Bear to the right following the road around to the left and the property can be found on the next left hand corner.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: D

The building

Detached bungalow, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Driveway, Garage, Off Street, and Private

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
 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.



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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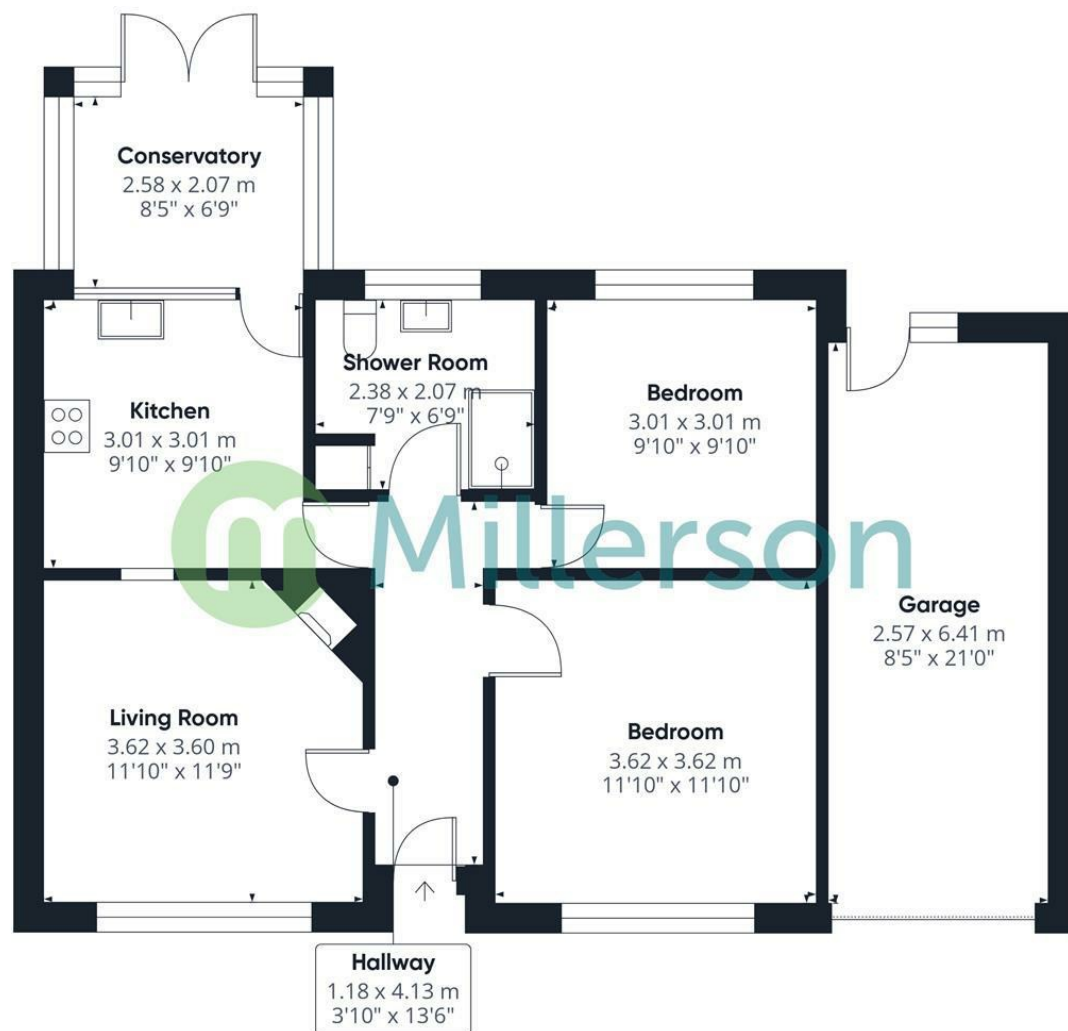
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Approximate total area⁽¹⁾

77.5 m²

834 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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