

Station Road

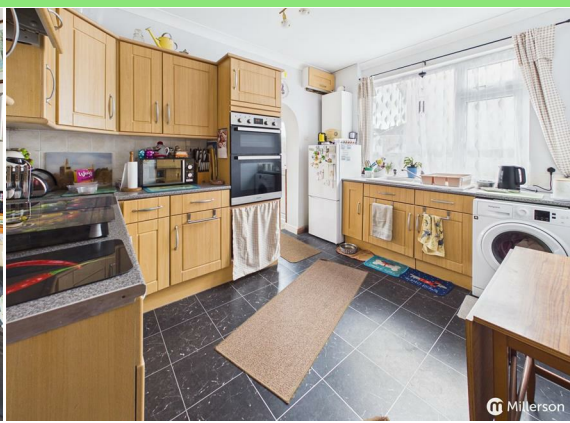
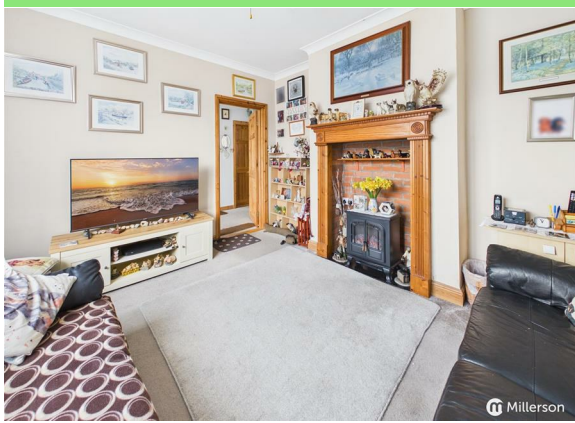
Pool

Redruth

TR15 3QG

Asking Price £250,000

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
 - GATED DRIVEWAY
 - LIVING ROOM
 - KITCHEN
 - DINING ROOM
- GAS CENTRAL HEATING
- CONVENIENT LOCATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 673.00 sq ft



PROPERTY DESCRIPTION

Situated in a convenient location with easy access to local amenities is this detached bungalow offering plenty of parking and a large loft space for storage. The accommodation comprises an entrance hall, living room, kitchen, dining room, two double bedrooms and shower room. Outside, a gated driveway provides private off road parking with lawned enclosed gardens to both front and rear. The property also benefits from double glazing and gas central heating.

LOCATION

Station Road is located in Pool which perfectly placed for schools and access to local shops, amenities, health and leisure centres. It is also just a short drive from the 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

Obscure double glazed door into:

ENTRANCE HALL

A wide entrance hall with radiator, loft access hatch with fitted ladder, doors to living room, kitchen, bedrooms and bathroom.

LIVING ROOM

Double glazed window, radiator, feature ornate fireplace.

KITCHEN

Fitted with a range of matching base and wall units with stone effect work surfaces and tiled splash backs, one and half bowl sink and drainer, integrated electric double oven, electric hob and extractor hood, spaces for washing machine and fridge/freezer, wall mounted combination boiler, tiled flooring, double glazed window, archway into:

DINING ROOM

Space for dining table and chairs, radiator, tiled floor, half panel walls, double glazed window and obscure double glazed door to rear garden.

BEDROOM ONE

A comfortable double bedroom with double glazed window and radiator.

BEDROOM TWO

A second double bedroom with double glazed window, large wardrobe and radiator.

SHOWER ROOM

A three piece shower suite comprising shower cubicle, W.C and hand basin, tiled walls, heated towel rail, obscure double glazed window.

OUTSIDE

The property is approached over a gated driveway providing plenty of off road parking adjacent to a level lawn. The rear enjoys an enclosed garden which is predominantly laid to lawn with a patio/drying area, wooden tool shed and block storage shed.

DIRECTIONS

With Cornwall College on your left hand side, proceed along Trevenson Road taking the third exit at the double roundabout onto Station Road. The property can be found just a few hundred yards on your left hand side after Pool Health Centre.

MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions

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

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway, Gated, Off Street, and Private

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.



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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Approximate total area⁽¹⁾

62.5 m²

673 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

