



Elm Close  
Illogan Highway  
Redruth  
TR15 3LR

Offers In The Region Of  
£270,000

- SEMI DETACHED BUNGALOW
  - TWO BEDROOMS
  - TWO RECEPTION ROOMS
- VERSATILE SUMMERHOUSE WITH MULTIPLE USES
  - KITCHEN AND UTILITY
- GARAGE WITH INSPECTION PIT
- PRIVATE ENCLOSED GARDENS
  - GAS CENTRAL HEATING
  - QUIET TUCKED AWAY LOCATION
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area - 1063.00 sq ft



2



1



2



C71

#### PROPERTY DESCRIPTION

Tucked away in a quiet Cul De Sac is this extended semi detached bungalow offering versatility and privacy. The accommodation comprises an entrance hall, dining room, dual aspect living room, kitchen, utility/porch, two bedrooms and bathroom. Outside, the bungalow sits on a level plot in a private corner with enclosed low maintenance gardens to both front and rear.

There is also the huge benefit of a large summerhouse and separate W.C which is currently used as an external third bedroom. This offers great versatility as uses may include a home office, gym, workshop or a room for additional income. Other benefits include double glazing, gas central heating, additional storage shed and a single garage with inspection pit.

#### LOCATION

Elm Close is a quiet Cul De Sac, tucked away from Illogan Highway between Redruth, Illogan and Pool. 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

Obscure double glazed door into:

#### ENTRANCE HALL

Built-in storage cupboards, one housing combination boiler. Airing cupboard, loft access hatch, doors to bedrooms, shower room and dining room.

#### DINING ROOM

A well proportioned room offering plenty of space for a large table and chairs, feature fireplace with electric fire, radiator, inset lighting, sliding door into kitchen and sliding patio style doors into living room.

#### LIVING ROOM

A large dual aspect living room with double glazed window, sky light and double glazed patio doors to rear garden, radiator, inset lighting

#### KITCHEN

A range of fitted base and wall units with stone effect work surfaces, tiled splash backs, one and bowl stainless steel sink, spaces for oven and fridge/freezer, inset lighting, tiled floor, double glazed window and double glazed door into:

#### UTILITY/PORCH

Two stone effect counter tops with spaces for washing machine and tumble dryer, fitted units, tiled floor, dual aspect double glazed windows and double glazed door to front with a secondary open porch beyond.

#### BEDROOM ONE

A comfortable double bedroom with double glazed window and radiator.

#### BEDROOM TWO

Double glazed window and radiator.

#### SHOWER ROOM

A three piece shower suite comprising shower cubicle, W.C and hand basin with storage cupboard, easy clean panelled walls, radiator, obscure double glazed window, extractor.

#### OUTSIDE

The property sits in a quiet corner tucked away from the road, approached through a pedestrian gates into a low maintenance gravelled front garden with side access into the rear. There is also a single garage with inspection pit. The rear enjoys a private, sunny enclosed garden laid to a combination of paving and gravel for ease of maintenance along with a useful storage shed, greenhouse and a large summerhouse.

The summerhouse offers real versatility to the home as it currently provides external provision for a third bedroom along with a separate W.C. This could be utilised for a number of other uses such as a home office, treatment/therapy room, hobby room, workshop or may lend its self to some additional income.

#### DIRECTIONS

From Illogan Highway, opposite Taylors Tyres take the turning onto Chariot Road. Take the first left onto Chapel Terrace following around the left hand bend onto Elm Close. The property can be found in the far left corner.

#### MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: C

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

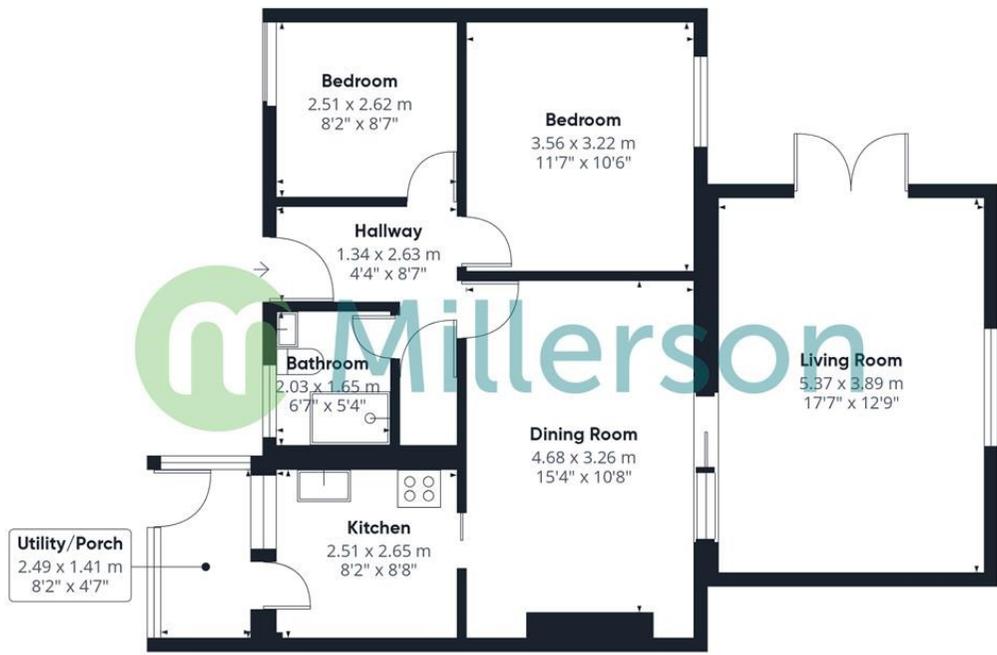


Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
Parking: Garage, On Street, and Allocated  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: 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: Level access and Level access shower  
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.





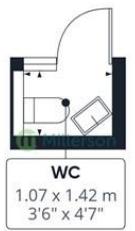
Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area<sup>(1)</sup>  
98.7 m<sup>2</sup>  
1063 ft<sup>2</sup>

(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?

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## Here To Help

Millerson Estate Agents  
29 Commercial Street  
Camborne  
Cornwall  
TR14 8JX  
E: camborne@millerson.com  
T: 01209 612255  
www.millerson.com

## Scan QR Code For Material Information



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	