St Uny Crescent
Carn Brea Village
Redruth
TR15 3BD

Guide Price £170,000

- TWO BEDROOM DETACHED BUNGALOW
- CASH BUYERS ONLY
- OFF ROAD PARKING AVAILABLE
- TUCKED AWAY RESIDENTIAL LOCATION
- WRAP-AROUND GARDEN
- SHORT DRIVE AWAY FROM LOCAL AMENITIES
- NO ONWARD CHAIN
- DOUBLE GLAZING THROUGHOUT
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION

Millerson
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 750.00 sq ft

2

1

1

D61

PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring to market this exceptional two-bedroom detached bungalow, perfectly positioned in a quiet yet highly sought-after residential location. Offered with no onward chain and vacant possession, this property represents a rare opportunity for discerning buyers. Please note, due to its Cornish Unit construction, the home is available to cash buyers only.

Upon entering you are welcomed into an entrance hallway that flows effortlessly into a spacious, airy lounge, creating a perfect setting for relaxing or entertaining. The home offers two generously sized double bedrooms, a well-appointed kitchen/diner ideal for family meals, and a modern shower room, all designed for comfort and functionality.

Outside, the expansive wrap-around garden is a gardener's dream, featuring mature foliage and plenty of space to enjoy Al Fresco dining or summer entertaining in the Cornish sunshine. Off-road parking is provided for two vehicles on the driveway, with ample additional on-street parking nearby for guests.

Additional benefits include connections to mains gas, electricity, water, and drainage, and the property falls under Council Tax Band B.

Viewings are highly recommended to appreciate what this property has to offer.

LOCATION

Nestled within the historic Carn Brea area of Redruth, Carn Brea Village enjoys a uniquely peaceful yet well-connected location amidst Cornwall's rich mining heritage and rolling countryside. The village offers easy access to a range of local amenities, with the nearby community of Pool providing everyday conveniences including shops, markets and larger retail stores just a short drive away. For leisure and fitness, residents can make use of the Carn Brea Leisure Centre, featuring a full gym, 25-metre swimming pool, multi-sports facilities and an on-site café overlooking Carn Brea Hill, a great spot for socialising and activities for all ages.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC frosted door. Skimmed ceiling. Coving. Smoke alarm. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:

LOUNGE

Skimmed ceiling. Coving. Dual aspect double glazed windows. Fireplace. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN

Skimmed ceiling. Access into a partially boarded loft space. Smoke alarm. Double glazed window to the side aspect. Two built-in storage cupboards, one of which housing the consumer unit. A range of wall and base fitted cupboards and drawers. Splash-back tiling. Integrated oven with four ring gas hob and extractor hood over. Stainless steel wash basin with drainage board. Space for under-counter fridge/freezer and dishwasher. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

DINING ROOM/CONSERVATORY

Multiple double glazed windows. Skirting. Vinyl flooring. Door leading into rear garden.

BEDROOM ONE

Skimmed ceiling. Coving. Dual aspect double glazed windows. Splash-back tiling. Wash basin with mixer tap and storage underneath. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

SHOWER ROOM

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Splash-back tiling. Cubicle housing and electric shower. Wash basin with a mixer tap. Heated towel rail. W.C. Vinyl flooring.

BEDROOM TWO

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

EXTERNALLY

GARDEN

The expansive wrap-around garden is a gardener's dream, featuring mature foliage and plenty of space to enjoy Al Fresco dining or summer entertaining in the Cornish sunshine.

PARKING

Off-road parking is provided for two vehicles on the driveway, with ample additional on-street parking nearby for guests.

SERVICES

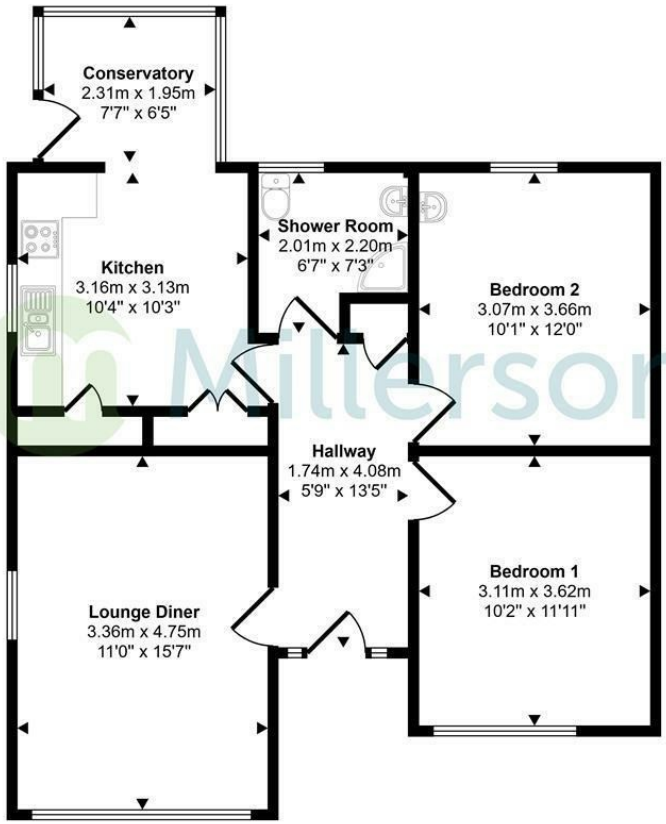
Additional benefits include connections to mains gas, electricity, water, and drainage, and the property falls under Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: B
Tenure: Freehold
Property type: Bungalow
Property construction: Cornish Unit
Energy Performance rating: D

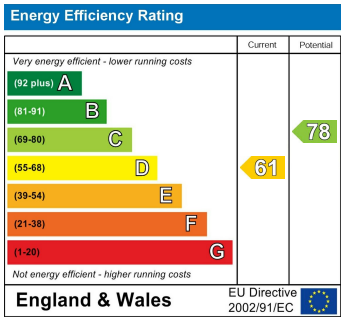
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good
Parking: Driveway, On Street, 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
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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.

Approx Gross Internal Area
70 sq m / 750 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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

Scan me!

Millerson
millerson.com