Bosmeor Park

Redruth

TR15 3JN

Asking Price £185,000

- TUCKED AWAY MID TERRACE HOUSE
- TWO BEDROOMS
- GARAGE
- CONSERVATORY
- ENCLOSED GARDENS
- KITCHEN/DNING ROOM
- LIVING ROOM
- SHOWER ROOM
- SOLAR PANELS
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - A

Floor Area - 838.00 sq ft

PROPERTY DECRIPTION
Situated in a quiet tucked away corner of a popular residential development is this mid terraced home, perfectly suited to first time buyers or investors. The accommodation comprises a living room, kitchen/dining room, conservatory, two bedrooms and shower room. Outside, both the front and rear gardens are level, enclosed and ideally suited for children, pets and entertaining. There is also the added benefit of a single garage and recently installed solar panels.

LOCATION
Bosmeor Park is a popular residential development located on the outskirts of Pool, 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. Redruth has benefitted from a raft of regeneration in recent years and is a thriving town in the heart of Cornwall.

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

ENTRANCE
uPVC double glazed door into:

LIVING ROOM
Double glazed window, stairs to first floor, night storage heater, glazed door into:

KITCHEN/DINING ROOM
The kitchen is fitted with a range matching base and wall units, wood effect work surfaces and tiled splash backs, stainless steel sink with mixer tap and drainer, spaces for oven and washing machine, wood effect flooring, space for dining table and chairs, space for fridge freezer, night storage heater, two double glazed windows, uPVC door into:

CONSERVATORY
Triple aspect double glazed windows and sliding door to rear garden, tile effect flooring

FIRST FLOOR

LANDING
Doors to bedrooms and shower room, loft access hatch.

BEDROOM ONE
A large master bedroom with two double glazed windows, built-in wardrobes, additional space for furniture, night storage heater.

BEDROOM TWO
A comfortable single bedroom with double glazed window.

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

OUTSIDE
The property sits in a quiet corner, nicely set back through a pedestrian gate into an enclosed, level lawned garden. The rear also enjoys a level, enclosed garden which is laid to lawn with a pedestrian gate. There is also the huge benefit of single garage and plenty of on street parking available.

DIRECTIONS
Travelling along Chariot Road, turn left into Bosmeor Park just before the Co-op store. Take the first left and then left again as the road bends. The property can the be found in the far corner.

MATERIAL INFORMATION
Council Tax band: A
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: D
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters
Heating features: Night storage
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
Parking: Garage, Off Street and On Street
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

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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 1 Building 1

Floor 0 Building 2

Approximate total area(1)

77.8 m²

838 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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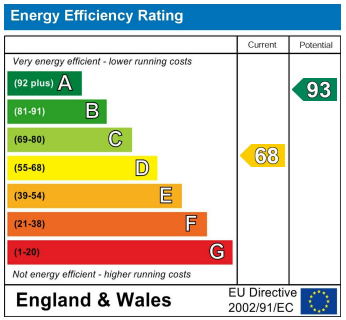

Needing To Sell?

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