



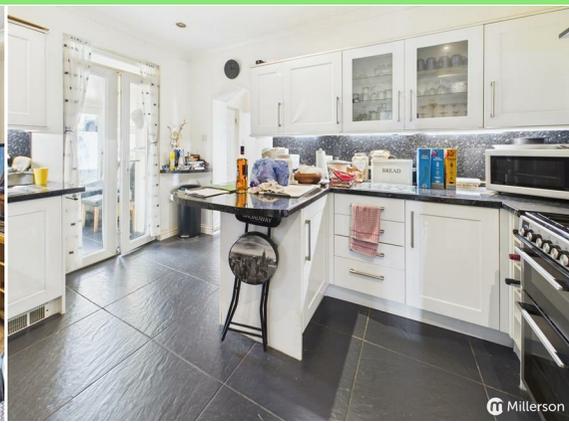
Sandy Lane

Redruth

TR15 2DW

Guide Price £250,000

- DETACHED DORMER BUNGALOW WITH FLEXIBLE ACCOMMODATION
- FIRST FLOOR TWO BEDROOM ANNEXE
- GROUND FLOOR THREE DOUBLE BEDROOM BUNGALOW
- LINKED TOGETHER OR SEPARATED
  - DRIVEWAY AND GARAGE
  - DETACHED WORKSHOP
  - THREE SHOWER ROOMS
  - FIRST FLOOR BALCONY
  - CASH BUYERS ONLY
  - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1859.00 sq ft



#### PROPERTY DESCRIPTION

A fantastic opportunity to purchase this versatile dormer bungalow incorporating a first floor annexe. The ground floor comprises an entrance hall, kitchen, utility, dining room, dual aspect living room, rear porch, three double bedrooms and two shower rooms. A second inner hall which can be integral to the home or with its own access leads to a first floor annexe comprising an open plan kitchen/living area with a balcony enjoying far reaching views, two bedrooms and a shower room. Outside, a driveway provides ample off road parking along with a garage with attached store room, a large lawned front garden and a private enclosed garden to the rear with a useful detached workshop. There are some areas that require attention however the space and flexibility will be perfect for a purchaser with a large family, dependent relative or even an investment. Cash purchasers only due to part Mundic Block construction.

#### LOCATION

Sandy Lane is a popular road located on the peripheral of Redruth which 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

Twin double glazed doors into canopy style porch with wooden door into:

#### ENTRANCE HALL

Wood effect flooring, radiator, doors to bedrooms, shower room, second hall and kitchen.

#### KITCHEN

A white shaker style kitchen fitted with a range of matching base and wall units, granite effect worksurfaces with matching splash backs, breakfast bar, spaces for fridge/freezer and oven, cupboard housing central heating boiler, tiled floor, door into dining room.

#### UTILITY

A useful utility room with space and plumbing for washing machine and tumble dryer under granite effect work surfaces, triple aspect double glazed windows, tiled flooring.

#### DINING ROOM

Ample space for dining table and chairs, radiator, double glazed window, storage cupboard doors to utility and living room.

#### LIVING ROOM

A generous dual aspect living room with double glazed windows, feature electric fire, radiator, wood effect flooring.

#### REAR PORCH

Accessed from the kitchen through twin uPVC doors, tiled floor, twin double glazed doors to rear garden, door into:

#### SHOWER ROOM

Shower cubicle, W.C and hand basin, part tiled walls.

#### BEDROOM ONE

Double glazed bay style window, two radiator.

#### BEDROOM TWO

Double glazed bay style window, radiator.

#### BEDROOM THREE

double glazed window, radiator, fitted wardrobes.

#### SHOWER ROOM.

A three piece shower suite comprising shower cubicle, W.C and hand basin, easy clean panelled walls, obscure double glaze window.

#### ANNEXE

#### SUNROOM/PORCH

Double glazed window and sliding patio style doors, obscure double glazed door into:

#### INNER HALL

An internal door allows this to be locked from the main house if required. Radiator, stairs to first floor with storage space below.

#### HALLWAY

Doors to all rooms, built-in storage cupboards.

#### OPEN PLAN LIVING/KITCHEN

Kitchen area is fitted with a range of matching base and wall units, granite effect work surfaces incorporating breakfast bar, space for oven and fridge/freezer, seating area with sliding patio doors onto balcony enjoying far reaching views.

#### 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, tiled walls, heated towel rail, Velux style window.

#### OUTSIDE

The property is nicely set back from the road and approached over a Tarmac driveway providing ample off road parking. A level lawn sits adjacent to the driveway which continues to one side leading to a single garage with attached workshop. The rear enjoys a good sized enclosed garden which is private, sunny, enclosed and predominantly laid to lawn with access to a detached workshop.

#### GARAGE

Twin wooden doors, light and power, opens into storage additional storage space.



## WORKSHOP

A useful and versatile room perfect as a workshop, studio, home office, gym or storage space with double glazed windows and door, power and lighting.

## DIRECTIONS

Travelling on the A393 from Mount Ambrose take the left turn at the roundabout by Redruth Car Wash onto Sandy Lane. Proceed for approximately 1/2 mile where the property can be found on your left hand side.

## MATERIAL INFORMATION

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Part Mundic Block

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway and Garage

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

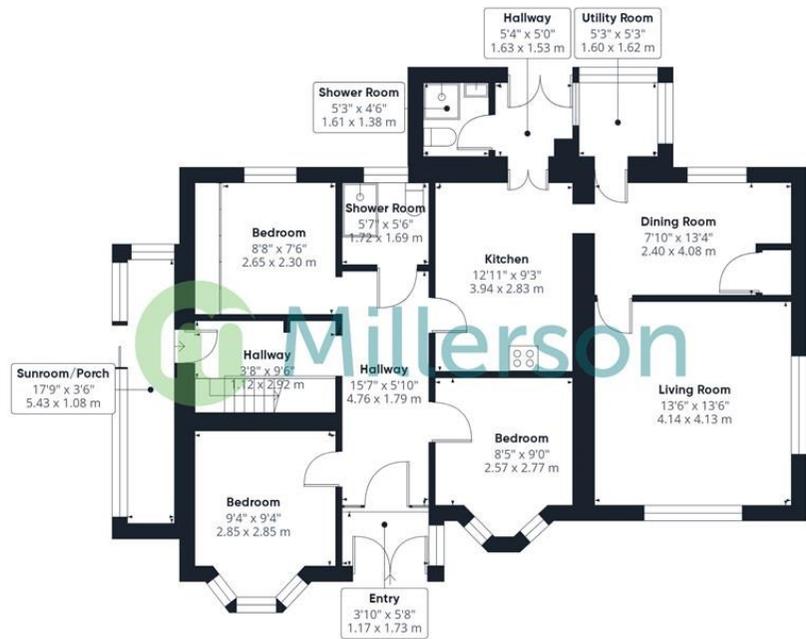
Coal mining area: No

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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>m</sup>  
 1859 ft<sup>2</sup>  
 172.7 m<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?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

