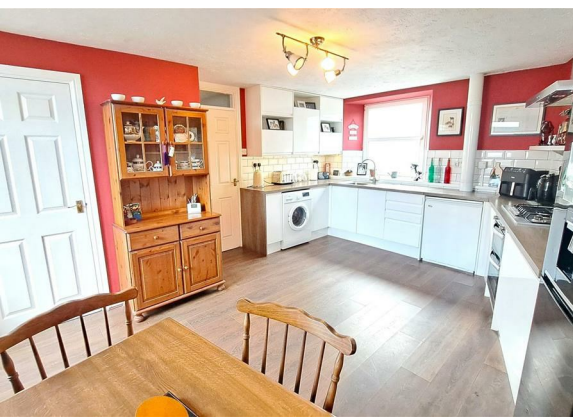




Wheal Basset Court
Globe Square
Carnkie
Redruth

Asking Price £280,000

- THREE/FOUR BEDROOM HOME
- PARKING FOR TWO CARS
- BATHROOM AND SHOWER ROOM
- SUNNY GARDEN WITH RURAL VIEWS TOWARDS CARN BREA
- MODERN KITCHEN/DINER
- LOUNGE
- WELL PRESENTED THOUGHTOUT



Tenure - Freehold

Council Tax Band - B

Floor Area - 1065.62 sq ft



PROPERTY DESCRIPTION

Found in a lovely tucked away location within the village of Carnkie, this mid terraced home enjoys a garden backing onto fields and views towards Carn Brea monument. The accommodation is found over two floors and briefly comprises a kitchen/diner, downstairs bedroom/office, bathroom and lounge. To the first floor, there are two generous sized bedrooms, a smaller single bedroom which can be used as a dressing room to the main bedroom and an additional shower room. Externally, there are two allocated parking spaces, an enclosed front courtyard and positioned away from the property there is a delightful enclosed garden. Other benefits include oil fired central heating and double glazing

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

KITCHEN/DINER

16'4" x 12'5" (4.99m x 3.8m)

A good sized, modern kitchen/diner fitted with a range of white gloss base and wall units, wood effect worksurfaces with brick effect Metro tiled splash backs, integrated dishwasher, electric oven, gas hob and extractor hood, stainless steel sink with mixer tap and drainer, wood effect flooring, radiator, dual aspect double glazed windows, combination boiler, built in cloaks cupboard, door into:

INNER HALL

Doors to lounge, bedroom/office and bathroom, radiator, wood effect flooring.

LOUNGE

16'8" x 12'9" (5.09m x 3.9m)

A dual aspect lounge with two double glazed windows, feature gas fire with ornate stone surround, wood effect flooring, stairs to first floor.

BEDROOM FOUR/OFFICE

9'11" > 6'7" x 6'8" (3.04m > 2.03m x 2.04m)

Double glazed window, radiator, built in storage cupboard.

BATHROOM

A white three piece bathroom suite comprising bath with shower attachment, W.C with concealed cistern and hand basin with storage cupboard below, chrome effect heated towel rail, tiled walls, wood effect vinyl flooring, obscure double glazed window, airing cupboard with fitted shelving.

FIRST FLOOR

LANDING

Doors to bedrooms and shower room, loft access hatch.

BEDROOM ONE

12'8" x 12'4" (3.88m x 3.77m)

Dual aspect double glazed window and Velux window, radiator, door to bedroom three which could be used as a walk in wardrobe.

BEDROOM TWO

13'6" x 12'5" (4.11m x 3.78m)

Dual aspect double glazed windows, radiator, eaves storage space.

BEDROOM THREE

11'3" x 5'3" > 4'5" (3.44m x 1.62m > 1.36m)

This room can be used as a walk in wardrobe to the main bedroom or a single bedroom, two Velux windows, radiator.

SHOWER ROOM

A three piece shower suite comprising a shower cubicle with marble effect easy clean surround, W.C and hand basin with tiled splash back, chrome effect heated towel rail, wood effect vinyl flooring, extractor fan.

OUTSIDE

The property is tucked away from the road and approached over a pathway into a level gated courtyard. The courtyard is laid to

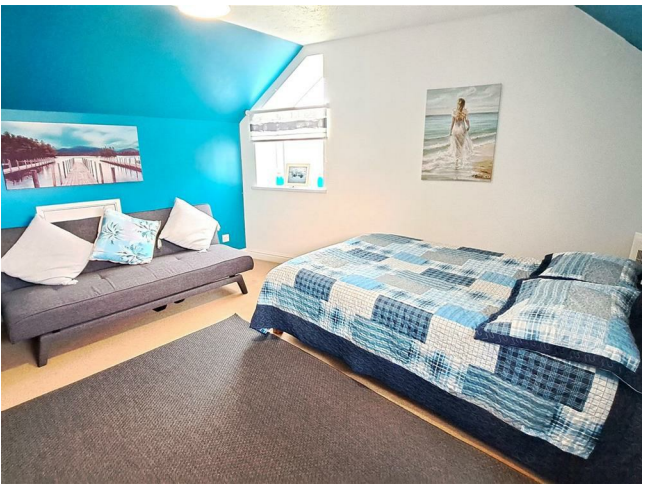


paving with an area of artificial turf and a useful storage shed. The main garden is set beyond the house and offers a good sized enclosed space backing onto countryside with panoramic views towards Carn Brea monument and historic mining buildings. Mainly laid to lawn with a decked patio, the garden also enjoys all day sun. There is also the huge benefit of allocated parking for two cars.

SERVICES

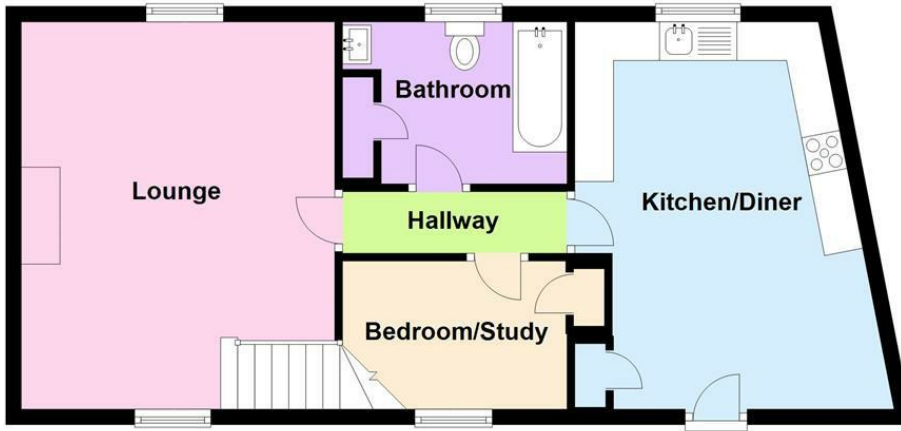
Mains electricity, water, drainage and oil (however we have not verified connections).

Council Tax Band B



Ground Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 101.7 sq. metres (1094.5 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | 54 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Contact Us

Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com
T: 01209 612255
www.millerson.com

Valuation Request

