



Basset Street  
Redruth  
TR15 2EA

Offers Over £150,000

- Two Bedrooms
- Mid Terraced Property
- Close Proximity to Town Centre
- Parking Space
- Rear Garden
- No Chain
- Scan QR for material information



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 645.84 sq ft



### Property Description

A two bedroom terraced house with gas central heating, with the benefit of parking to the rear and an enclosed garden. Situated within walking distance to Redruth town centre which hosts a wide range of facilities and mainline railway station. The property would benefit from an upgrade and modernisation.

### Accommodation in detail

(All measurements are approximate)

#### Entrance Hall

uPVC double glazed front door. Decorative tiled floor

#### Lounge

10'2" x 9'1" (3.1m x 2.77m)

Window to front, alcoves to either side of blocked fire place. Radiator.

#### Dining Room

13'8" x 8'7" (4.19m x 2.62m)

uPVC half glazed door to rear garden. Understairs storage area with plumbing. Radiator.

#### Kitchen

8'9" x 3'8" (2.67m x 1.12m)

Galley style kitchen with stainless steel single drainer sink with mixer taps over. Electric cooker, various base and wall units. Window and uPVC door to rear garden.

#### First Floor

#### Landing

Loft access

#### Bedroom 1

14'2" x 9'3" (4.34m x 2.82m)

Radiator, window to front

#### Bedroom 2

11'8" x 6'11" (3.58m x 2.13m)

Open storage area, radiator. Window to rear

### Bathroom

Window to rear. Panelled bath, low level WC, pedestal wash hand basin. Radiator

### Outside

A level and enclosed rear garden with patio area, grassed area and gated access to parking for two cars (which is approached via a lane around the back)

Shed housing gas boiler. Outside tap

### Material Information

Verified Material Information

Asking price: Offers in excess of £150,000

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Off Street and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes



Energy Performance rating: D

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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.





Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Valuation Request



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(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	

