



Drump Road

Redruth

TR15 1PW

Offers In Excess Of
£230,000

- THREE BEDROOM FAMILY HOME
 - FIRST FLOOR BATHROOM
- DRIVEWAY WITH PARKING FOR TWO VEHICLES
- LOVELY FRONT GARDEN AND SUNNY REAR COURTYARD
 - BEAUTIFULLY PRESENTED THROUGHOUT
- RECENTLY FITTED KITCHEN
 - TWO RECEPTION ROOMS
 - UTILITY ROOM
- CONVENIENT EDGE OF TOWN LOCATION
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 818.00 sq ft



DESCRIPTION

A very well presented three bedroom mid terrace family home presented an excellent order throughout. Accommodation briefly comprises of living room, dining room and kitchen on the ground floor, with three bedrooms and family bathroom to the first floor. Externally there's a lovely sunny private courtyard along with a pleasant level lawned garden to the front which has the benefit of a particularly large, timber outbuilding along with brick paved driveway parking for two vehicles. This is spacious, and very well presented family home situated in a convenient location and should be of interest to a wide range of buyers. Avoid disappointment and book an early viewing today...

ENTRANCE

UPVC double glazed door opening into:

ENTRANCE PORCH

6'1" m x 4'4" m (1.866 m x 1.339 m)

Ceramic tile flooring. UPVC double glazed window overlooking front garden. Exposed granite. Cloaks hanging space. UPVC double glazed to door opening into:

HALLWAY

12'6" m x 4'7" m max (3.831 m x 1.410 m max)

A lovely entrance hall with original Milton tile flooring. Stairs leading to 1st floor. Door opening into living room and open access through to dining room. Understairs storage cupboard.

LIVING ROOM

11'9" x 10'8" m (3.585 x 3.252 m)

very well presented and light living room with UPVC double glazed picture window overlooking the front garden. Feature fireplace which has been boarded but can be opened up for Woodburner etc.. Recessed cupboard unit. Wall mounted radiator.

DINING ROOM

13'0" m x 12'3" m. (3.986 m x 3.748 m.)

Another very well presented room which has open access through to the kitchen. Oak affect laminate flooring. UPVC

double glazed French doors leading out onto rear courtyard. Radiator. Access into kitchen.

KITCHEN

11'1" x 6'2" m (3.397 x 1.898 m)

A stunning and recently fitted Kitchen with oak affect laminate flooring. A range of floor standing and wall mounted cupboard and draw units with square edged oak effect work surfaces over. Tile effect splashback. Integrated oven and grill. Integrated gas hob with extractor fan over. Space and plumbing for dishwasher. Integrated fridge freezer. UPVC double glazed window to side elevation. One and a half bowl composite sink unit with Flexi hose mixer tap over. LED spotlights over. Sliding door opening into utility room/ground floor WC.

UTILITY/CLOAK ROOM

3'2" m x 4'0" m (0.975 m x 1.223 m)

Oak laminate flooring. Space and plumbing for washing machine and tumble dryer with Oak affect Work surface over. Wall mounted cupboard and drawer unit. Wall mounted vertical radiator. Low level WC. Wash hand basin with cupboard unit beneath. UPVC double glazed obscured window to rear elevation. Spotlights. Extractor fan.

FIRST FLOOR

LANDING

Doors opening to 3 bedrooms. Door opening to bathroom. Recessed airing cupboard with wooden slatted shelving. Loft access.

BEDROOM ONE

12'4" m x 8'2" m (3.767 m x 2.499 m)

UPVC double glazed picture window to rear elevation. Wall mounted radiator.

BEDROOM TWO

11'5" m x 7'8" m. (3.5 m x 2.338 m.)

A lovely double bedroom with exposed broad timber floorboards. UPVC double window to front elevation. Wall mounted radiator. Loft access.



BEDROOM THREE

8'0" m x 7'8" m. (2.448 m x 2.354 m.)

A very spacious single bedroom with UPVC double glazed window to front elevation. Wall mounted radiator.

FAMILY BATHROOM

8'11" m x 4'9" m (2.732 m x 1.458 m)

A pleasant family bathroom with panelled bath with plumbed shower attachment over. Low level WC. Inset wash hand basin with cupboard unit beneath. Part tiled to 4 walls. Wall mounted heated chrome towel rail. Double glazed obscured window to rear elevation. LED spotlights. Extractor fan.

OUTSIDE

TO THE FRONT

A spacious and fully enclosed front garden with two areas of level lawn. There is a brick paved pathway leading from the front door down to the front gate. Large timber shed with external dimensions of approximately 15 X 9 Feet. A very useful brick driveway parking area with space for two vehicles.

TO THE REAR

Through the French doors from the dining room, there is a gorgeous and private brick paved rear courtyard which is fully enclosed and enjoys plenty of sun - a perfect space for barbeques and outdoor dining There's a pedestrian access gate to the rear which length to an access lane to the rear of the property.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B Council tax annual charge: £1821.97 a year (£151.83 a month) Tenure: Freehold Property type: House Property construction: Standard form Number and





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types of room: 3 bedrooms 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: 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 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.



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Information



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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