



Lower Pumpfield Row Pool Redruth

Asking Price £220,000

- WELL PRESENTED TERRACED HOME
- NO ONWARD CHAIN
- THREE BEDROOMS
- PARKING FOR TWO CARS
- ENCLOSED GARDEN
- GAS CENTRAL HEATING
- MODERN KITCHEN AND SHOWER ROOM
- QUIET NO THROUGH ROAD
- LOUNGE WITH LOG BURNER
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 770.00 sq ft



PROPERTY DESCRIPTION

A very nicely presented traditional cottage tucked away in a peaceful location. Perfect for first time buyers or a growing family, the property benefits from three first floor bedrooms along with a spacious living room with log burner, a well appointed kitchen/dining room, separate utility and ground floor shower room. There is a pleasant courtyard to the rear, parking for two vehicles and a fantastic, spacious private front garden with a summer house and storage shed. The property is offered in good decorative condition and is sold with no onward chain

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Double glazed door into:

ENTRANCE VESTIBULE

Hanging space, door into:

LOUNGE

14'7" x 12'0" (4.47m x 3.66m)

Feature fireplace with wood burning stove, double glazed window, radiator.

KITCHEN/DINING ROOM

15'7" x 9'1" (4.77m x 2.78m)

A modern fitted kitchen with a range of matching base and wall units, granite effect work surfaces with tiled splash backs, integrated electric oven, hob and extractor hood, space for large fridge/freezer, tile effect flooring, two double glazed windows with slate sills, stairs to first floor, radiator, door into:

UTILITY

A useful utility space with stainless steel sink inset to work surface, fitted base units, space for washing machine, radiator, patterned tile effect flooring, double glazed window, cupboard housing combination boiler, obscure double glazed door to rear courtyard, door into:

SHOWER ROOM

A modern shower suite comprising shower cubicle, hand basin with fitted cupboard and W.C, half tiled and half easy clean panelled walls, obscure double glazed window, heated towel rail.

FIRST FLOOR

BEDROOM ONE

12'0" x 9'9" (3.66m x 2.98m)

Double glazed window, radiator.

BEDROOM TWO

12'2" x 9'2" (3.71m x 2.8m)

Double glazed window, radiator.

BEDROOM THREE

8'6" x 6'4" (2.6m x 1.94m)

OUTSIDE

The property sits in a quiet tucked away terrace with an enclosed courtyard to the rear. In front of the house you will find off road parking for two with a useful storage shed. A pedestrian gate beyond the shed leads into a really good sized, private garden with a summer house, expansive lawn and paved and gravelled patios.

MATERIAL INFORMATION

Verified Material Information

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: Wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good
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 area 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

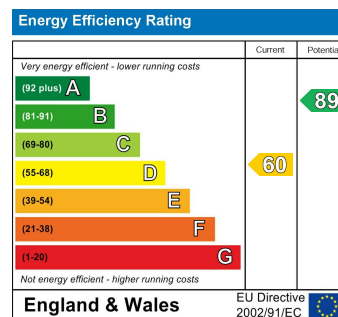
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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Please Speak to Our Lettings Area
 Manager Lizzie Collins
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