



**Briggan Close  
Scorrier  
Redruth  
TR16 5EW**

**Offers In The Region Of  
£290,000**

- MODERN FAMILY HOME
- THREE DOUBLE BEDROOMS
- LARGE LIVING/DINING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- BACKING ONTO WOODLAND
- DESIGNATED PARKING FOR TWO CARS
- CHILD AND PET SAFE ENCLOSED GARDEN
- REMAINDER OF 10 YEAR NHBC GUARANTEE
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 880.00 sq ft



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#### PROPERTY DESCRIPTION

A fantastic opportunity to purchase this well presented, modern terraced home which directly backs onto Treskerby Woods. The property sits at the end of a quiet Cul De Sac and is perfectly suited to a growing family with its enclosed child and pet friendly garden, spacious rooms and convenient location. The accommodation comprises a welcoming entrance hall with cloak room, kitchen with integrated appliances, family sized living/dining room, three generous bedrooms and family bathroom. There is designated parking for tow cars to front and enjoys a low maintenance enclosed garden with access in to the Woods beyond. Other benefits include the remainder of a 10 year NHBC guarantee, gas central heating and double glazing.

#### LOCATION

Briggan Close forms part of the popular Treskerby Woods development situated on the edge of Scorrier which is perfect location to access both Truro and Redruth, and makes an ideal base to explore all Cornwall has to offer. Redruth offers a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline rail way providing transport links through the county and beyond. There are several beaches within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within a few miles.

#### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

UPVC double glazed door into:

#### ENTRANCE HALL

A welcoming entrance hall with wood flooring, stairs to first floor with storage cupboard below, radiator, space for hanging coats, double glazed window, doors to kitchen, living room and cloak room.

#### CLOAK ROOM

W.C and corner hand basin with tiled splash back, wood flooring, radiator, extractor fan, inset lighting.

#### KITCHEN

A modern matte white shaker style kitchen fitted with a range of matching base and wall units, integrated appliances including fridge, freezer, dishwasher, oven, hob with stainless steel splash back and extractor, space for washing machine, granite effect work surfaces with matching upstand, stainless steel sink with mixer tap and drainer, double glazed window, wood flooring, radiator.

#### LIVING/DINING ROOM

A well proportioned living space with double glazed patio doors opening onto the rear garden, ample space for large sofa and dining table, double glazed window, radiator, inset lighting.

#### FIRST FLOOR

#### LANDING

Airing cupboard, loft access hatch, doors to bedrooms and bathroom.

#### BEDROOM ONE

A large master bedroom with two double glazed windows with views towards the woods, radiator.

#### BEDROOM TWO

A good sized second bedroom with double glazed window and radiator.

#### BEDROOM THREE

A comfortable third bedroom with double glazed window with views towards the woods, radiator.

#### BATHROOM

A white three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin with tiled splash back, wood flooring, radiator, obscure double glazed window, extractor fan, inset lighting,

#### OUTSIDE

The property sits at the end of a quiet Cul De Sac with designated parking for two cars and a level lawned garden to the front. The rear enjoys a superb, child and pet friendly garden which directly backs on to Treskerby Wood and is predominantly laid to artificial lawn for ease of maintenance. An attractive paved patio provides an area for out door seating and dining with a pedestrian gate giving direct access into the woodland.

#### DIRECTIONS

From Avers roundabout at Redruth, proceed along the A3047 towards Treleigh and Scorrier. Proceed over the first round about and continue for approximately 1 mile turning left in front of the Factory shop. Take the second right onto Chenoweth Way and then first left into Briggan Close. Continue forward to the end of the Cul de Sac where the property can be found indicated by our for sale board.

#### AGENTS NOTE

There is an annual service charge of £174.04 for communal maintenance

#### MATERIAL INFORMATION

Council Tax band: C  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: B  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)



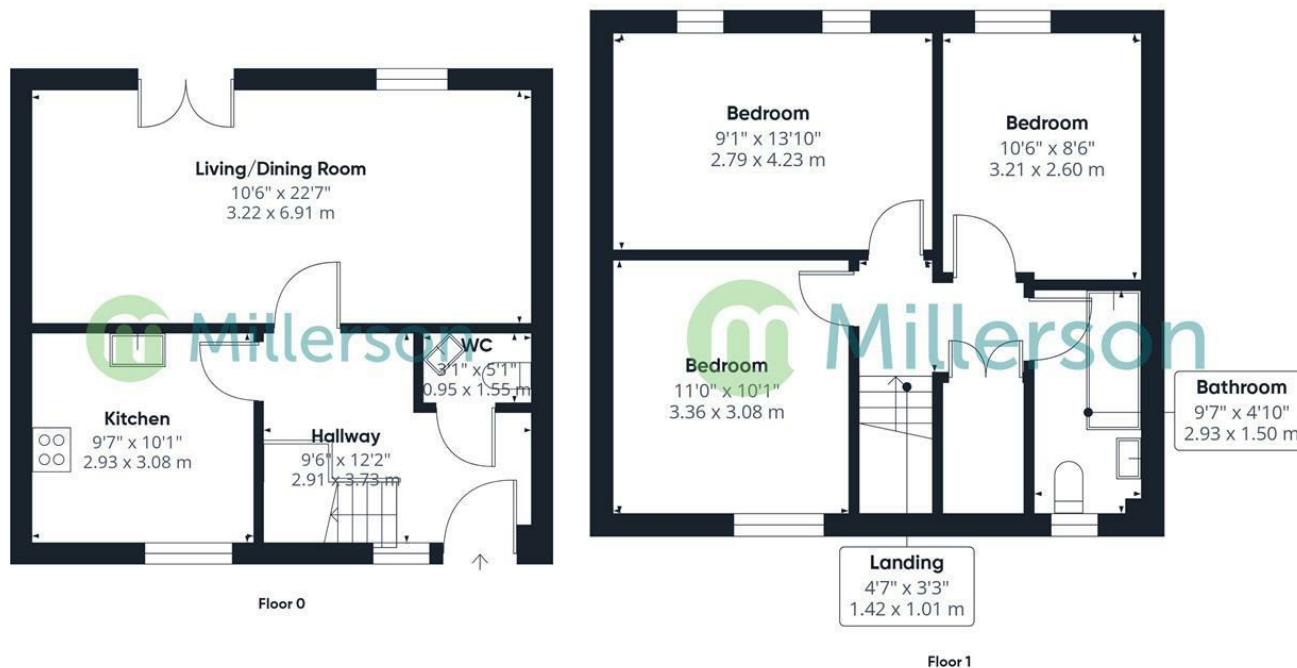
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great  
 Parking: Allocated  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: 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.







Approximate total area<sup>(1)</sup>  
880 ft<sup>2</sup>  
81.9 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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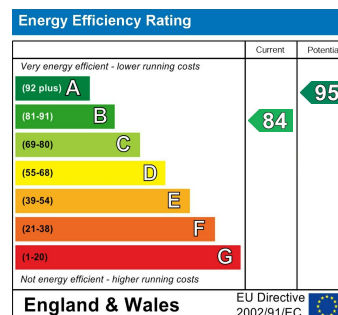
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