

3 Bosvean Gardens Redruth, TR16 4DH







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Nestled in a quiet cul-de-sac on the outskirts of Redruth, this charming two bedroom detached bungalow awaits your personal touch. While it requires some renovation, it offers the opportunity to create your ideal home either as your first home or a fantastic downsize opportunity. The property offers an attached garage and off-road parking, adding convenience to daily living. The property offers an enclosed garden which is full of plants and mature shrubs. To the front, there is a gravel garden area that lends itself to additional parking if required. Offered for sale with no onward chain.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide Price - £270,000

Location

The Town of Redruth located centrally with easy access to the A30. The local area boasts lots of history with lots of nearby walks and beaches and a short distance away from the Tehidy Country park which offers a haven for Wildlife and accessible walking facilities,

Accommodation

Entrance Hall
Kitchen/Diner
Bedroom 1
Bedroom 2

Family Bathroom
Lounge

Parking

Tandam parking to the front for around 2 cars

Garage

Attached garage which provides access to the rear garden.

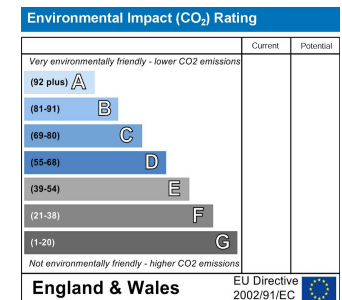
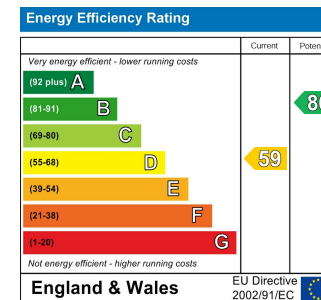
Outside

A mature garden which provides natural light throughout the day to the rear of the property, A gravelled area and parking to the front.

Services

Mains Gas, electricity, Water And Sewerage





Council Tax Band C

Anti Monday Laundering Regulations - Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof Of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit

<https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit

<https://checker.ofcom.org.uk/>





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



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