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BILL BANNISTER

Sales & Lettings



12 Boscarn Road

Redruth, TR15 1QB

£300,000



Situated in a popular residential development, this very well presented end terraced house offers well proportioned family living accommodation. There are four bedrooms, master with en-suite, a lounge with a wood burner, a fitted kitchen/diner, a family shower room and the bonus of a conservatory currently used as a dining room. The property is double glazed and this is complemented by gas fired heating. Externally there is parking to the front, a garage and a well enclosed garden to the rear.



Tucked away in the corner of a small cul-de-sac, this end terraced house has much to commend it. An internal inspection will reveal a generous porch leading through to a hallway, a lounge and a substantial kitchen/diner with a peninsular unit segregating the two areas. Doors then lead to a sun lounge which is currently being used as a dining room. Heating is via a gas system and there is also a wood burner in the lounge. Double glazing has been installed. There are four bedrooms to the first floor with the master having an en-suite and from the front elevation there are far reaching views to Carn Brea and beyond. Venetian blinds are included to the lounge and all bedrooms. Externally there is paviour parking for several vehicles leading to a garage. To the rear is a thoughtfully planned out garden with several patios, a raised lawned area with borders and also a timber shed. The town centre is within less than a mile and Morrisons local is within a third of a mile.

ENTRANCE PORCH

6'8" x 2'5" (2.05m x 0.75m)
Double glazed patio doors and a built-in cupboard.

HALLWAY

Stairs to the first floor with an understairs cupboard. Radiator.

LOUNGE

11'0" x 14'11" (3.37m x 4.57m)
A focal point wood burner, a window to the front elevation and a space saver radiator.

KITCHEN/DINER

17'3" x 9'2" (5.28m x 2.81m)
Having a room divider peninsular unit with storage facilities. One and a half bowl sink unit and drainer, working surfaces with storage facilities beneath, a cooker hood and space for white goods. Matching eye level units, splash backs and plinth lighting. Patio doors to the rear garden and doors to:

SUN LOUNGE

8'11" x 6'8" (2.73m x 2.04m)
Triple aspect room with a radiator. This room is currently used as a dining room.

FIRST FLOOR

BEDROOM 1

7'11" x 15'11" (2.42m x 4.86m)
With a ladder radiator and views to the Carn. There is an open EN-SUITE with a mains shower cubicle, an enclosed wash hand basin with a medicine cabinet above and a low level wc. This area has a tiled floor adjoining laminate flooring. Radiator.

BEDROOM 2

11'7" x 12'9" (3.55m x 3.89m)
Laminate flooring, a radiator and a lovely view.

BEDROOM 3

11'8" x 11'10" (3.56m x 3.63m)
Laminate flooring and a radiator.

BEDROOM 4

7'9" x 9'8" (2.38m x 2.95m)
Built-in cupboard, a radiator and a lovely view.

SHOWER ROOM

8'11" x 5'4" (2.74m x 1.65m)
Respatex easy clean panelling and a shower cubicle with an electric shower. Enclosed wash hand basin with a medicine cabinet and a low level wc. Ladder radiator and two windows.

LANDING

Loft access via a ladder to a part boarded loft space with lighting. Radiator.

OUTSIDE

Paviour parking and turning is provided to the front for several vehicles and leads to a GARAGE 2.75m x 5.68m (9' x 18'8) with an up and over door, rear pedestrian door and power connected. To the rear there is a raised lawned garden and patio area with colourful borders and shrubs. To one corner there is a timber shed and to the side of the property there is a pathway that provides ideal storage for recycling boxes etc.

DIRECTIONS

From Redruth railway station proceed through Higher Fore Street into East End. Turn left by MY Motors into Drump Road and then right at the mini roundabout into Cardrew Way. Take the next right into Roseland Gardens and then the third right into Boscarn Road where the property will be found in the top left hand corner.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

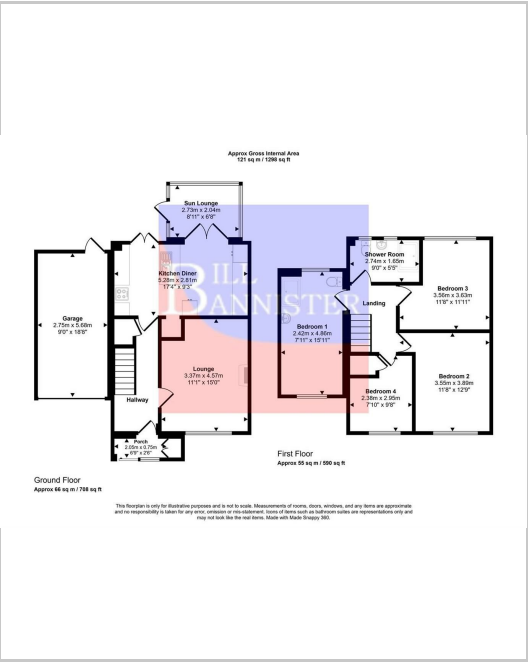
Mobile signal -

EE - Good outdoor only, Three - Good outdoor only, O2 - Variable indoor and good outdoor, Vodafone - Good indoor and outdoor (sourced from Ofcom).

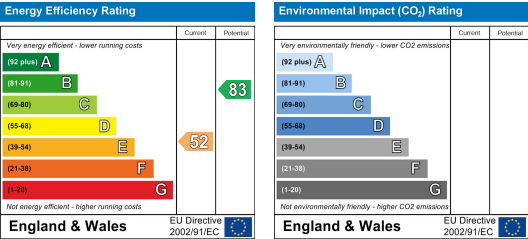
Area Map



Floor Plans



Energy Efficiency Graph



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