



Wheal Rose | Scorrier | Redruth | TR16 5DF

Guide Price £550,000



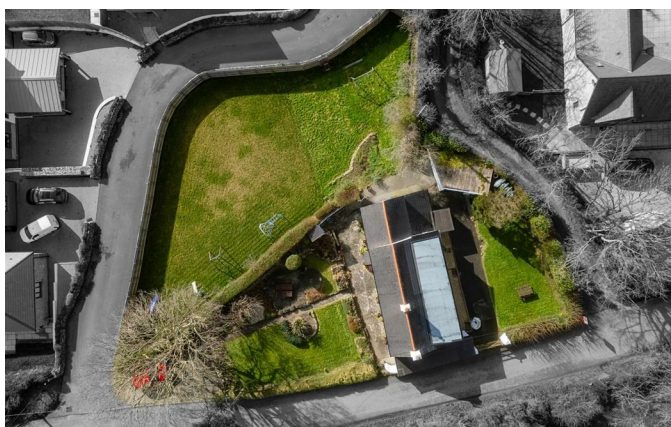
Wheal Rose | Scorrier
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- Versatile Accommodation
- Five Bedrooms
- Character Features
- Grounds In The Region Of 1/3 An Acre
- Very Well Presented
- NO CHAIN

'Westway' is an attractive 5 bedroom residence with a wealth of versatility, as it also offers 5 reception areas that could easily suit a variety of requirements. With grounds in the region of 1/3 an acre, this charming property also has off road parking, two adjoining stores, an outside WC, a detached garage, a rear garden with additional gated access and a generous area to the side – which is predominantly laid to lawn and a well-established and well planted garden to the front; which is often admired by passers-by.

Having been well loved and cared for by our clients, the property presents itself in great order throughout. As mentioned, the ground floor boasts an array of reception areas which our clients utilised as a sitting room, dining room, hallway / reception room, snug and reading room. The ground floor is complete with a well-equipped kitchen and a utility room. The kitchen itself has a range of base, wall and drawer units.

Steeped in history, this property showcases many character features which include exposed stonework, beamed ceilings and eye-catching fireplaces which





now house attractive log burning stoves.

On the first floor you will find 4 / 5 bedrooms with the smallest previously used as a study. The first floor is complete with the family bathroom which comprises shower over bath, hand wash basin and WC.

Conveniently positioned in Wheal Rose, 'Westway' must be viewed to appreciate all that is on offer. This ideal family home is available with no onward chain and viewings are available to book immediately.

INFORMATION

Tenure - Freehold

Broadband : Standard – 5mbps to 41mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR165DF&uprn=10001211239>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, THREE, O2 & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR165DF&uprn=10001211239>)

Council Tax – Band E – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/107392185>)

We understand the property has Mains Electric, mains water with oil fired central heating (fired off the range) with private drainage.

Grounds have not been measured and any reference in size is a very loose guide. Buyers should verify for themselves before offering.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



ACCOMMODATION

LIVING ROOM

17'7" x 10'11" (5.36 x 3.33)

KITCHEN

11'6" x 10'11" (3.51 x 3.34)

DINING ROOM

11'5" x 7'6" (3.50 x 2.29)

UTILITY ROOM

6'9" x 5'8" (2.07 x 1.74)

HALLWAY / RECEPTION ROOM

15'7" x 7'5" (4.76 x 2.27)

SNUG

13'5" x 7'6" (4.11 x 2.29)

SITTING ROOM

13'0" x 11'1" (3.97 x 3.39)

FIRST FLOOR

BEDROOM

9'9" x 11'3" (2.98 x 3.43)

BATHROOM

6'2" x 8'1" (1.89 x 2.48)

BEDROOM

11'3" x 8'6" (3.43 x 2.61)

BEDROOM

12'6" x 11'6" (3.83 x 3.51)

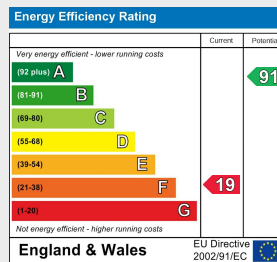
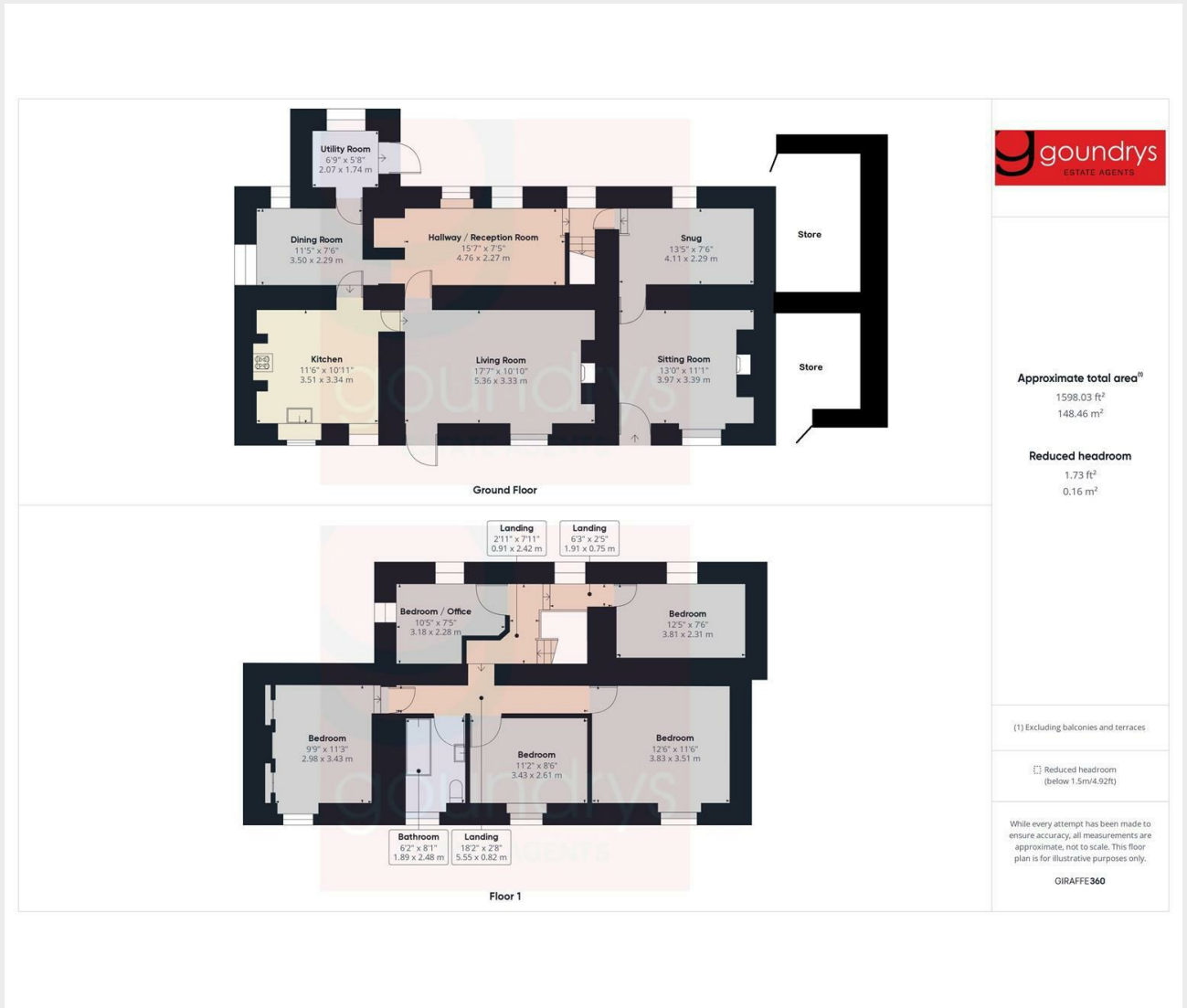
BEDROOM

12'5" x 7'6" (3.81 x 2.31)

BEDROOM / OFFICE

10'5" x 7'5" (3.18 x 2.28)





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