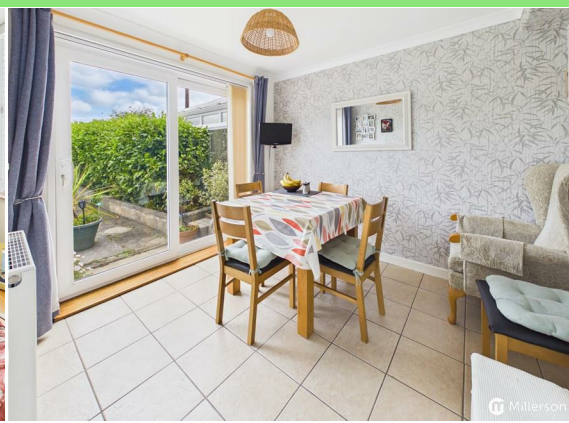




Treloweth Terrace
Park Bottom
Redruth
TR15 3XW

Offers In The Region Of
£300,000

- SEMI DETACHED FAMILY HOME
- BACKING ONTO COUNTRYSIDE
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS
- LARGE DRIVEWAY, GARAGE AND WORK SHOP
- ENCLOSED PRIVATE REAR GARDEN
 - GAS CENTRAL HEATING
- CONVENIENT VILLAGE LOCATION
 - DOUBLE GLAZING
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1155.00 sq ft



PROPERTY DESCRIPTION

Situated in the semi rural village of Park Bottom, on the outskirts of Illogan is this semi detached family home backing onto open countryside. The property enjoys light and airy accommodation comprising an entrance hall, living room, kitchen, dining room, utility area, cloak room, three bedrooms and bathroom. Outside, a brick paved driveway provides plenty of off road parking along with a single garage with an attached workshop. The rear enjoys a particularly private, sunny enclosed garden which is perfectly suited to children, pets and entertaining. The property also benefits from double glazing and gas central heating and with its proximity to the countryside, beaches, schools and local amenities makes for the ideal family home.

LOCATION

Park Bottom is a small, semi rural village situated on the outskirts of Illogan. Within a hundred yards of the property is a local shop, public house, bus stop and is only 2.5 miles from the beach at Portreath. Tehidy Woods with its 250 acres of public woodland is only 1 mile away and the towns of Redruth and Camborne are almost equidistant.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Obscure double glazed door into:

ENTRANCE HALL

Stairs to first floor, tiled floor, radiator, door to kitchen and into:

LIVING ROOM

A bright living room with large bay style double glazed window with fitted blinds, radiator, feature fireplace.

KITCHEN

A white gloss fitted kitchen with a range of matching base and wall units, stone effect work surfaces with complimentary tiled splash backs, integrated electric oven, hob and extractor hood, composite sink with mixer tap and drainer, cupboard housing combination boiler. tiled flooring, radiator, built-in storage cupboard, doors to dining room and utility.

DINING ROOM

Sliding double glazed doors to rear garden, radiator, tiled flooring.

UTILITY

A useful utility area with space and plumbing for washing machine under work top with cupboard above, double glazed window, tiled flooring, easy clean panelled walls, obscure double glazed door to driveway, W.C and garage.

W.C

W.c, obscure double glazed window, tiled walls, tiled floor.

FIRST FLOOR

LANDING

Large airing cupboard, loft access hatch with drop down ladder, obscure double glazed window, doors to bedrooms and bathroom.

BEDROOM ONE

A comfortable double bedroom with double glazed window, built-in wardrobe, wood effect flooring, radiator.

BEDROOM TWO

A second double bedroom with double glazed window with countryside views, built-in wardrobe, radiator.

BEDROOM THREE

Double glazed window with countryside views, radiator, storage area over stairs.

BATHROOM

A white three piece bathroom suite comprising bath with electric shower over, W>C and hand basin, tiled walls, tiled floor, heated towel rail, dual aspect obscure double glazed windows.

OUTSIDE

The property is approached over a brick paved driveway providing plenty of off road parking along with an attached single garage with electric door. Connected to the garage is a useful workshop space or storage room whilst the rear enjoys a particularly private, sunny enclosed garden which is perfectly suited to children, pets and entertaining. There is a paved patio which is ideal for alfresco dining and a level lawn with mature hedged borders.

DIRECTIONS

With Park Bottom store on your right hand side, proceed straight on at the bend onto Treloweth Terrace where the property can be found directly on your left hand side.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: C

The building

Semi-detached house, standard construction



3 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three great, EE great

Parking: Driveway, Garage, and Off Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL391855):

- There are rules about the maintenance and type of boundary structures, such as walls or fences, as mentioned in a 1962 document.

- The owner has agreed to 'indemnity covenants' in a 1986 document. This is a standard legal promise to take over responsibility for certain rules or costs that the previous owner was responsible for.

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⁽¹⁾
 107.4 m²
 1155 ft²

(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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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