



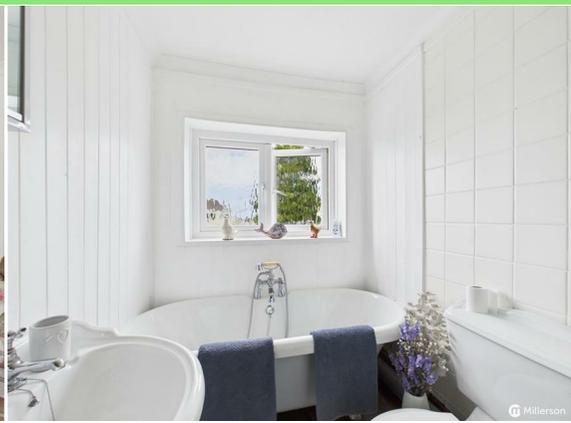
# Bullers Terrace

Redruth

TR15 1PQ

Asking Price £230,000

- THREE BEDROOM FAMILY HOME
  - DRIVEWAY PARKING
- SUPERB ENCLOSED REAR GARDEN
- IMPRESSIVE FOUR PIECE FAMILY BATHROOM
  - SPACIOUS BEDROOMS
  - GENEROUS LIVING ROOM
- EXCELLENT KITCHEN/DINING ROOM
  - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 777.00 sq ft



3



1



1



E39

#### DESCRIPTION

A lovely traditional three bedroom mid terrace property situated on the popular Bullers Terrace on the outskirts of the town of Redruth. The property benefits from well presented and spacious accommodation to include living room, kitchen dining room, along with three bedrooms and four piece family bathroom to the first floor. Externally there's driveway to the front of the property along with a lovely enclosed rear garden with a range of useful outbuildings. This smart property is sure to appeal to a wide range of buyers and as such early viewing is advised. No onward chain

#### ENTRANCE

Composite double glazed obscured stain glass door open into:

#### ENTRANCE HALL

Stairs to 1st floor. Door opening into living room. Under stairs cupboard. Door opening to kitchen/dining room.

#### LIVING ROOM

A generous and light filled room with UPVC double glazed window to front elevation with window seat beneath. Feature ornamental fireplace with slate hearth. Radiator.

#### KITCHEN/DINING ROOM

Another spacious room with oak effect ceramic tile flooring. A generous range of floor standing and wall mounted cupboard and drawer units with granite effect roll top work surfaces over. Space for oven with extractor fan over. Space and plumbing for washing machine. Two bowl ceramic sink unit with mixer tap over. Metro tiled splashback to 3 sides. Feature brick ornamental fireplace with tiled surround. Radiator. Wall mounted logic combination gas fired boiler. UPVC double glazed window to rear elevation with window seat beneath. UPVC double glazed obscured door leading out into rear garden.

#### FIRST FLOOR LANDING

Doors leading to all three bedrooms and bathroom. Airing cupboard with cloaks hanging space. Loft access

#### BEDROOM ONE

A spacious double bedroom with UPVC double glazed window to front elevation with window seat beneath. Radiator.

#### BEDROOM TWO

Another sizable double bedroom with UPVC double glazed sliding patio doors onto a Juliet balcony overlooking the rear garden. Full wall mirrored wardrobe. Wall mounted radiator.

#### BEDROOM THREE

A generous single bedroom with UPVC double glazed window to front

elevation with window seat beneath. Radiator. Built-in over stairs storage cupboard.

#### FAMILY BATHROOM

An impressive four piece family bathroom with tile effect laminate flooring. Clawfoot roll top bath with Victorian style mixer tap and shower attachment over. Corner shower cubicle with electric shower over. Low-level WC. Pedestal wash handbasin. Wall mounted heated chrome towel rail. UPVC double glazed obscured window to rear. Part tiled to 2 walls.

#### OUTSIDE

To the front of the property there is very useful driveway parking for one vehicle. To the side of the parking area there is a raised bed with a range of flowers with hedging. There are steps up to a stone chipped pathway which leaves from a wrought iron pedestrian gate from the road up to the front door.

The rear garden is generous, and enjoys the sun throughout the majority of the day, and is pleasantly sheltered. There are numerous different levels and areas of providing different degrees of privacy shelter along with a surprising range of useful outbuildings.

Immediately to the rear of the property and accessed from the kitchen/dining room, there is a sheltered and private stone chipped low maintenance garden with space for tables and chairs. This area of the garden accesses an outdoor WC. Attached to the outdoor WC, there is also an extremely useful workshop which is block built with a concrete base. There is a subdivision of two rooms inside the workshop with room one being suitable for storage with a range of shelving. Room two has work surfaces to three sides, a double glazed window to front and a double glazed window through to a further outbuilding. Further attached outbuilding again is block built and provides useful storage space. From the entrance to the kitchen/dining room and over the lower gravel area there are three gentle steps up to a further low maintenance stone chipped garden with a range of shrubs plants and trees. A further gentle step up leads up to another lovely low maintenance area which is predominantly laid to almost level artificial lawn. Further to the rear of the garden there is a stone chipped area leading up to a concrete area adjacent to an approximately 8' x 6' greenhouse. There is a further potting shed to the rear of the garden.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

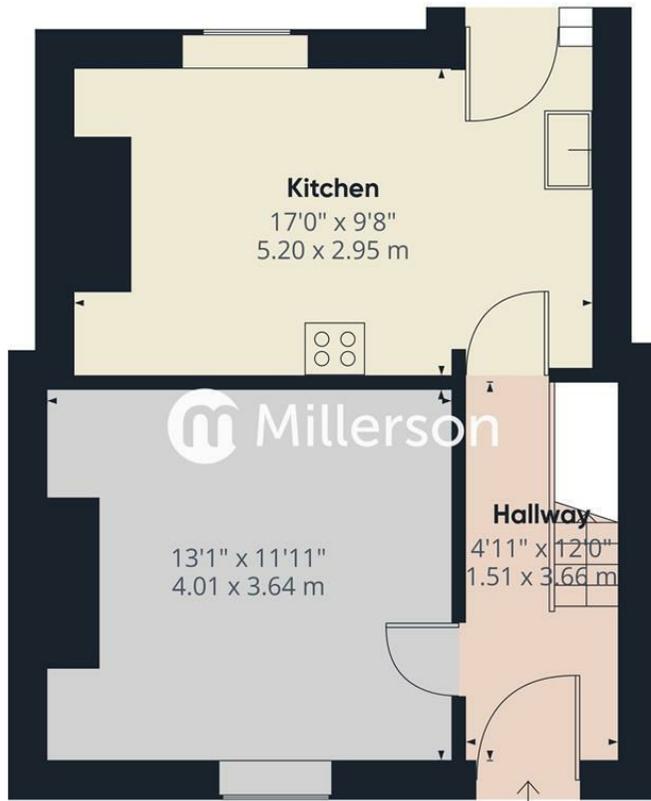
Property construction: Standard form

Electricity supply: Mins electricity

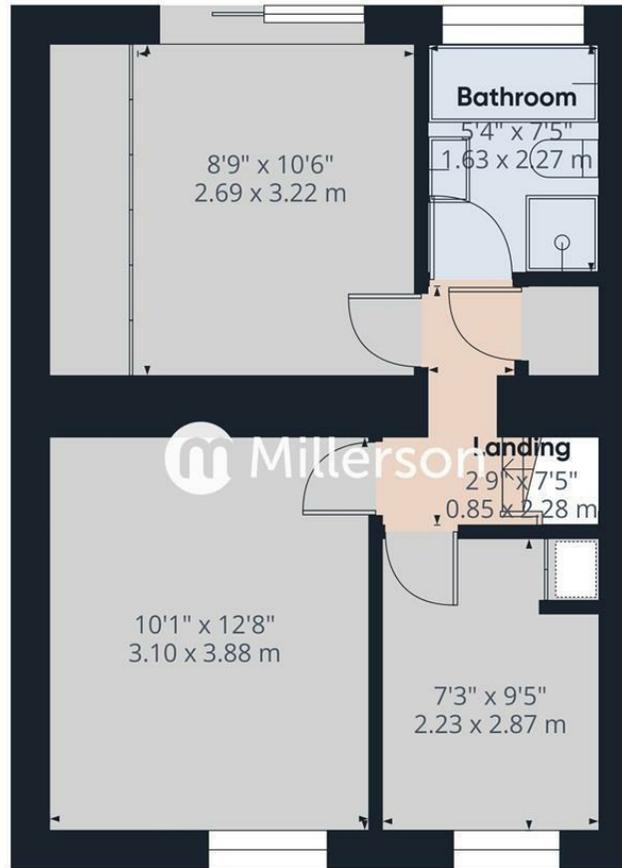


Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Room heaters only  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Driveway  
Building safety 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  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: E  
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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





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
777 ft<sup>2</sup>  
72.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

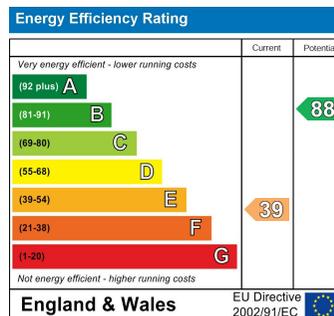
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