

North Country

Redruth

TR16 4AA

Offers In The Region Of
£300,000

- FIVE BEDROOM DETACHED BUNGALOW
- BACKING ONTO OPEN FIELDS
 - AMPLE GATED PARKING
 - SET BACK PRIVATE PLOT
 - 26 FT LOUNGE
 - KITCHEN
- FOUR PIECE BATHROOM
 - REQUIRES SOME REFURBISHMENT
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 1182.10 sq ft



PROPERTY DESCRIPTION

Situated in the village of North Country on the outskirts of Redruth is this large detached bungalow offered for sale with no onward chain. The bungalow sits on a generous level plot with fields to two sides and enjoys open countryside views to the rear. Internally, the property offers spacious accommodation comprising an entrance hall, 26ft lounge, kitchen, four/five bedrooms and family bathroom. Outside, the bungalow is set back from the road with an initial right of way over the adjoining property which then leads into a gated private driveway for at least six cars. There is a generous front garden, lawned rear garden with views over open fields and a useful detached workshop. Overall, the property would benefit from some refurbishment in areas but offers a blank canvas to create a superb family sized home in a convenient location.

North Country is a great location with easy access to the A30 and just a short drive to the beaches of Portreath and Porthtowan. The local town of Redruth offers a wide range of retail and leisure facilities, schools for all ages and sits on the mainline railway to London.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE HALL

Loft access hatch, built-in storage cupboard, doors to all rooms.

LOUNGE

26'2" x 11'11" (7.98m x 3.64m)

An impressive dual aspect lounge with three double glazed windows, radiator, Parkray fire with back boiler.

KITCHEN

12'5" x 9'1" (3.78m x 2.77m)

A modern white gloss fitted kitchen with wood effect work tops and tiled splash backs, integrated dishwasher, oven, hob and extractor, one and half bowl stainless steel sink, spaces for washing machine and fridge, tiled floor.

BEDROOM ONE

12'4" x 11'10" (3.76m x 3.63m)

Double glazed window with countryside views, radiator.

BEDROOM TWO

13'11" x 8'2" (4.26m x 2.51m)

Double glazed window, radiator.

BEDROOM THREE

10'1" x 9'7" (3.09m x 2.94m)

Double glazed window, radiator.

BEDROOM FOUR

10'1" x 8'7" (3.08m x 2.63m)

Doble glazed window with countryside views, radiator, airing cupboard housing immersion water heater.

BEDROOM FIVE/OFFICE

11'10" x 6'9" (3.62m x 2.06m)

Double glazed window with countryside views, double glazed door to rear garden, radiator.

FAMILY BATHROOM

A four piece family bathroom comprising bath, shower cubicle with electric shower, W.C and hand basin, tiled walls, extractor fan, radiator.

OUTSIDE

The property sits on a level plot set back from the road surrounded by fields to two sides. Initially the bungalow has a right of way over the adjoining property which leads into its own gated private driveway which offers parking for at least six cars. Adjacent to the drive is a large front garden with pathways to both sides leading into the rear. The rear garden is laid to lawn with lovely open views over countryside and to one side is an 18'7" x 11'1" work shop.

MATERIAL INFORMATION

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains



Heating: Central heating
 Heating features: Double glazing and Open fire
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Driveway and Private
 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: D

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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.

AGENTS NOTE

We have been made aware most mainstream mortgage lenders are likely to decline an application on this property due to the shared residential and commercial access, which falls outside of standard residential lending criteria. However, there is the potential to obtain a mortgage through a range of specialist lenders.



Ground Floor

Approx. 109.8 sq. metres (1182.1 sq. feet)



Total area: approx. 109.8 sq. metres (1182.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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Please Speak to Our Lettings Area
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