

goundrys
SALES

Beauchamp Meadow, Redruth

£355,000

Redruth

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Description

Offered to the Market with No Onward Chain is this 3 bedroom Linked Detached Bungalow. The property comprises of the following accommodation: An entrance door opens into the welcoming spacious hallway with doors leading to the kitchen/breakfast room. The kitchen is fitted with a range of cream wall and base units incorporating a double oven, grill with a gas hob and extractor fan over. There is a stainless steel sink with drainer and mixer tap over with space for a washing machine and dishwasher. The living room is light and airy being of a good size with patio doors opening into the garden. The dining room can be found opposite the kitchen/breakfast room being a generous size over looking the front lawn area. The master bedroom has the benefit of an ensuite shower room fitted with a white suite. The other 2 bedrooms are of a good size. The family bathroom is fitted with a white suite comprising of a panel bath with shower over, low level W.C with pedestal wash hand basin. To the front of the property there is a lawn area with a driveway to the side leading to the single garage having an up and over door with power and light. The rear garden is enclosed with a patio area ideal for alfresco dining. There is a lawned area with a step down into a further lawn area having fencing. From the patio area there are far reaching views towards the Beacon and beyond. The property is warmed by Gas Central Heating with Double Glazing.



Location

Located within a cul-de-sac and situated between Redruth and the village of Lanner having local amenities including a primary school and Redruth has the main line railway station connecting with London Paddington. This is a very central location for access to both coasts and also the main A30.

Tenure: Freehold

Council Tax Band: D (Source: Council Tax Band Checker as of (4th June 2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.







Heating: We understand the property has Gas Central heating (Source: Vendor's PIQ).
Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).
Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).
Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: C Certificate Valid until 6th February 2032

Approximate What3Words Location: ///camcorder.stands.crumb

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Super fast Predicted download speeds of 22–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)
EE – Good outdoor and indoor
O2 – Good outdoor and indoor
Three – Good outdoor and indoor
Vodafone – Good outdoor and indoor

For further material information, please refer to the relevant section(s) provided by this website.

Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.
Legal Notices

Anti-Money Laundering Compliance – Purchasers



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Approximate total area(1)

110.6 m²

1188 ft²

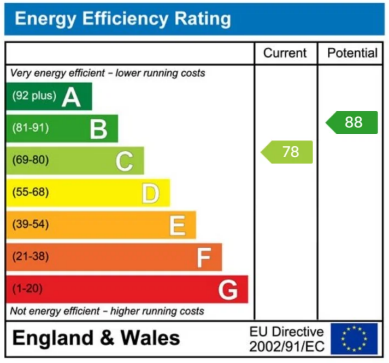
(1) Excluding balconies and terraces

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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