



Wilkinson Gardens, Redruth

Redruth

Guide Price
£227,000

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Situated within a popular residential development on the edge of Redruth, this modern two-bedroom semi-detached home is offered to the market with no onward chain.

The property would make an ideal first-time purchase, family home or a great option for those looking to downsize.

The ground floor comprises an open-plan living, dining and kitchen area. The modern, well-equipped kitchen sits alongside the dining and living spaces, with double patio doors opening onto the front, and a glazed door with side lights opening onto the rear garden, creating a great sense of connection between the inside and outside. There is also a useful WC, which houses the washing machine and useful storage.

Upstairs are two double bedrooms and a family bathroom.

Externally, both the front and rear gardens are fully enclosed. The front garden is partly laid to lawn with a patio area, while the rear garden offers a further patio, providing space for outdoor furniture, alfresco dining and entertaining. There is also a useful shed for additional storage screened space for bin storage.

A particular feature of the property is the versatile, insulated garden room, complete with power. Currently used as a hobby room, it could lend itself to a home office, workshop or additional recreational space.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.





Important Information for Buyers:

Tenure: Freehold

A management fee (service charge) is due by all owners, it is approximately £180 per year.

what3words: ///silently.promotion.goods

Council Tax Band: B (Source: Council Tax Band Checker as of 14/09/2026)

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 heatingheating (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: has been ordered – Certificate valid until *****

Broadband: Predicted download speeds of 10–1000 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor

O2 – Good outdoor and variable indoor

Three – Good outdoor and variable indoor

Vodafone – Good outdoor

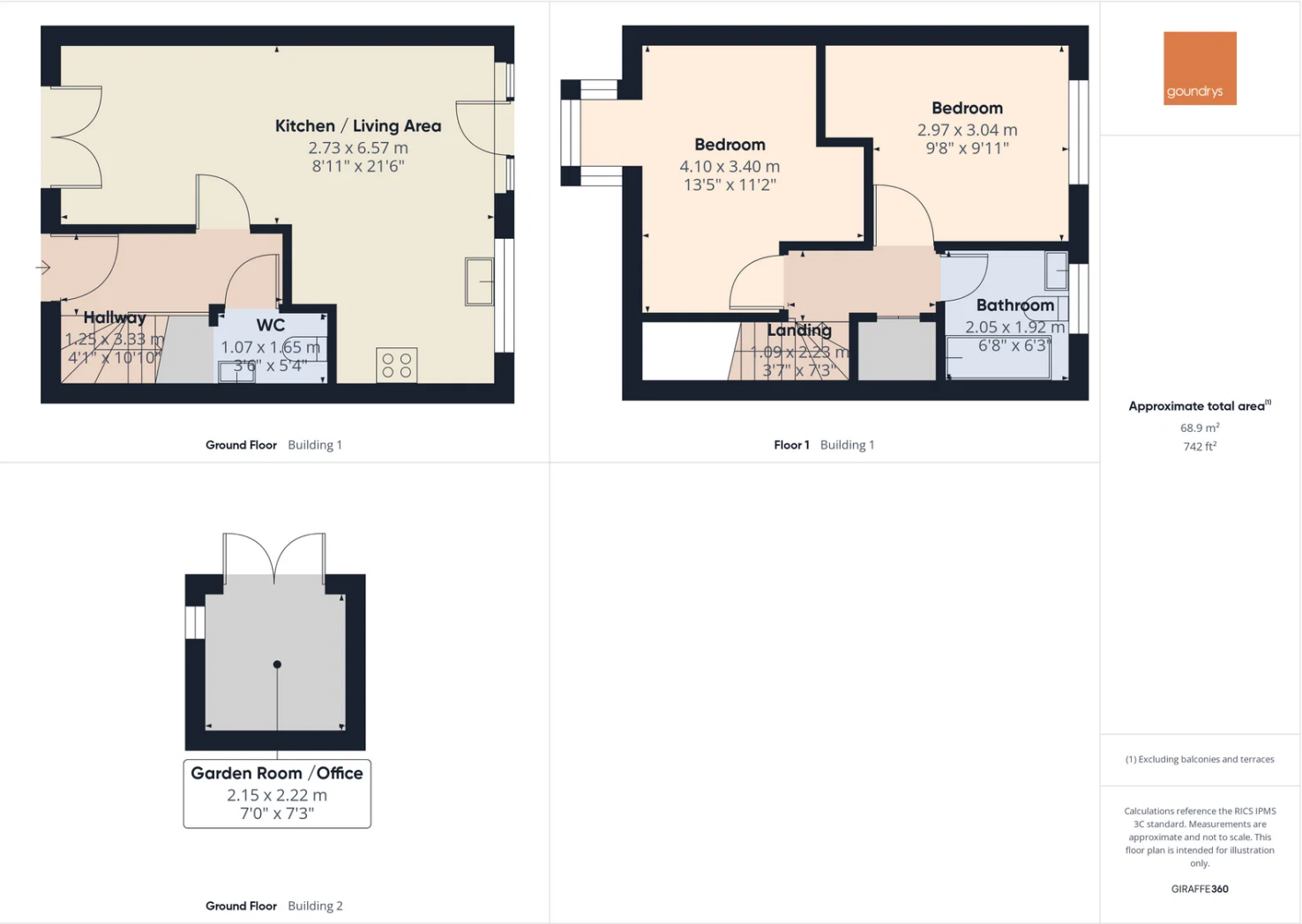
For further material information, please refer to the relevant section(s) provided by this website.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.



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