



Clijah Close | | Redruth | TR15 2NS

Guide Price £425,000



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- Quiet Location
- Generous Parking
- Private Gardens
- Shower Room
- Three Bedrooms
- Gas Fired Heating
- Modern Fitted Kitchen
- Double Glazing

An immaculate detached bungalow situated within a quiet cul-de-sac, offering three bedrooms, recently refurbished fitted kitchen, modern shower room, generous parking and private landscaped gardens.





Description

Situated within this quiet tucked away cul-de-sac location, this immaculate detached bungalow has been the subject of much updating and modernisation throughout. Offering generous parking to the front of the property the internal accommodation briefly comprises: Entrance porch, hallway with storage cupboard and cupboard housing gas fired central heating system. The dual aspect living room with access through into the refurbished open plan kitchen/diner which has an extensive range of base and wall units, worktop incorporating the sink, under pelmet and plinth lighting, Integrated appliances which include an electric hob, double oven/microwave & dishwasher. The dining area has French doors leading to the rear garden. The contemporary shower room has a modern white suite with rose bowl wash hand basin, low level w/c, double shower cubical, white high gloss storage units and complimentary tiling. the internal accommodation is completed by the bedrooms which consist of two spacious doubles and a good sized single bedroom. Externally there is generous parking to the front of the bungalow for three vehicles, and small area of lawn. The sunny private rear garden is a real feature of the property with its manicured lawn, raised flower beds with mature shrubs, paved seating areas to take full advantage of the sun throughout the day. There is a also storage sheds one of which is insulated with power connected.

Location

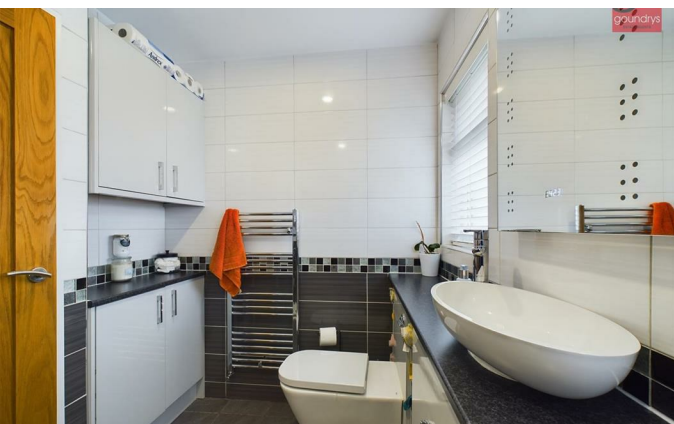
Redruth offers a wide range of facilities which includes shops, bars and restaurants as well as junior and secondary schooling and a mainline railway station connecting with London Paddington. More comprehensive shopping can be found in Truro which is around 12 miles distance from the property. The popular village of Portreath is only 5 miles away and is renowned for its beach and coastal walks.

Entrance Porch

Hallway

Living Room

15'6" x 11'0" (4.74 x 3.36)



Kitchen/Diner

15'10" x 7'11" (4.83 x 2.43)

Bedroom

8'9" x 10'10" (2.67 x 3.31)

Bedroom

9'10" x 6'11" (3.00 x 2.13)

Bedroom

12'11" x 10'11" (3.94 x 3.34)

Shower Room

8'8" x 5'4" (2.65 x 1.65)

Agents Information

Tenure - Freehold

Broadband : Standard or Superfast - 15mbps to mbps download speeds
(Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&uprn=10001213227>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE, Three & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&uprn=10001213227>)

Council Tax – Band C – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000>)

Mains Electric, Mains Water, Private Drainage



Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Grounds have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

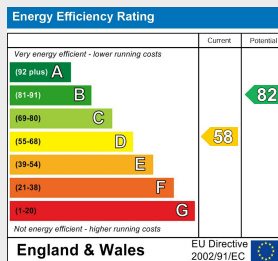
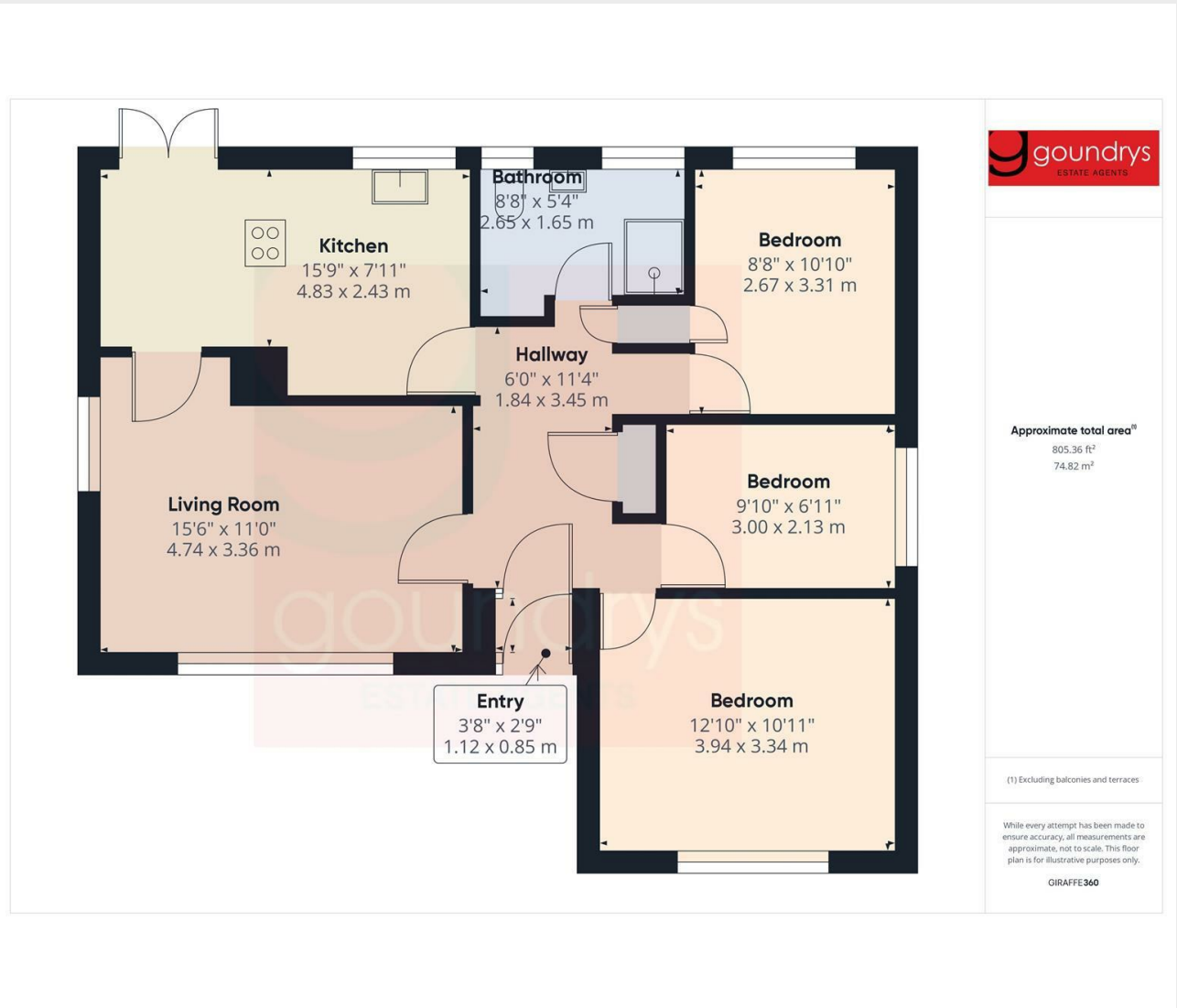
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





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