



Dawn Rose, Redruth

Offers in Excess of £175,000



CLIVEPEARCE

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**Offers in Excess of  
£175,000**

Beautifully presented, a large three bedroom semi detached home with driveway parking and garden. CASH BUYERS ONLY - MUNDIC CLASSIFICATION B. Best and Final offers by 1pm Monday 11th April 2022. Please contact us for a form.

# Property Description

## Why You'll Like It

Presented in fantastic decorative order, this large three bedroom semi detached home offers flexible living space. Set back from the street with an attractive front garden and a long driveway, there is ample space to park. Once inside, you'll see that the house has been recently redecorated throughout and provides a light, bright environment. The living room over looks the front garden and the separate dining room overlooks the rear. There is a generous open plan kitchen/breakfast room with the kitchen area being fitted with a range of base and eye level units and an integrated oven, hob and extractor fan. A door from the kitchen opens to the back garden. Upstairs, there are three bedrooms and the shower room which is fitted with a contemporary suite comprising a shower cubicle, basin with vanity unit and WC. The rear garden is large and enclosed with a 5 bar gate securing it from the driveway. With gas central heating and double glazing, this spacious home is available without any onward chain and would be an ideal purchase for those not requiring a mortgage.

## Where It Is

Mount Carbis Road is in Redruth, just off Albany Road. The town of Redruth is thriving with many national and independent retailers, a cinema and theatre with a lively Amateur Dramatic Society. The Penventon Park Hotel has a highly regarded restaurant, swimming pool and gym. Transport links are excellent with a mainline train station with a regular service to London Paddington and the North of England. The north Cornish coast is a short drive away with the popular family resort of Portreath within easy reach. With both senior and junior schools, an excellent rugby club, doctors, dentists and a community hospital at Barncoose, it is hard to think of a more convenient place to live.

## AGENTS NOTE - MUNDIC

Following Stage 2 testing, the property has been classified as B and therefore is not suitable for mortgage lending.

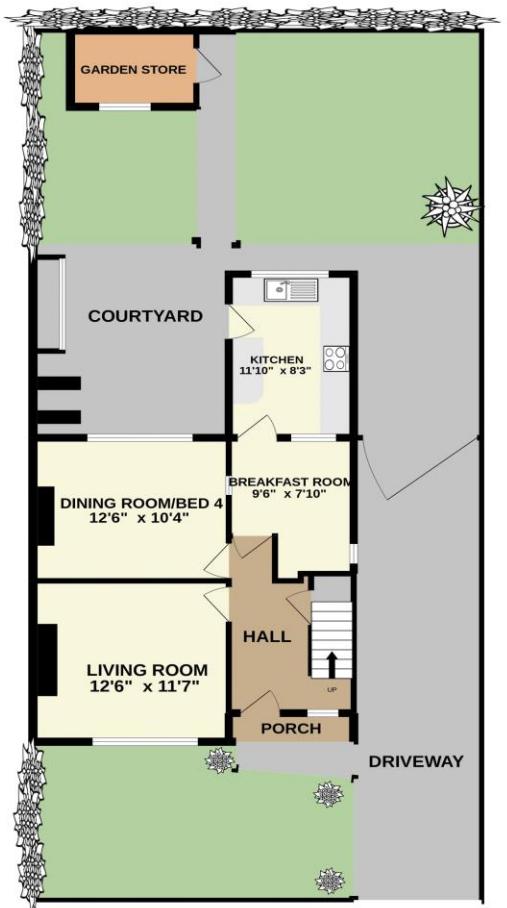
## Services and Tenure

Freehold. Mains electric, gas, drains and water.

## Important Information

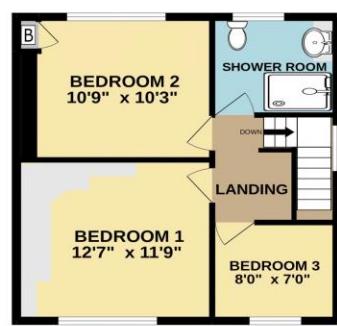
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GROUND FLOOR  
581 sq.ft. approx.

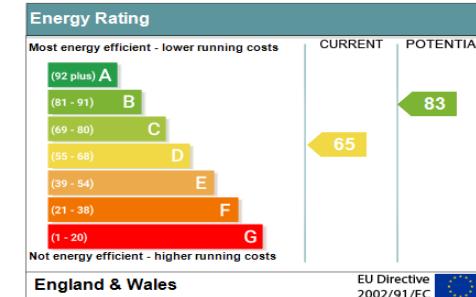


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
423 sq.ft. approx.



Address: Dawn Rose, Mount Carbis Road, REDRUTH, TR15 2LD  
RRN:



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.