

FOR SALE



Treseder Close, Scorrier, Redruth
Guide Price £300,000


MARTIN&CO

Treseder Close, Scorrier

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- TRESKERBY WOODS
- CONSTRUCTED 2020
- REMAINDER OF NHBC WARRANTY
- VERY WELL PRESENTED
- DRIVEWAY PARKING FOR 2 CARS

BEAUTIFULLY PRESENTED home within the **POPULAR TRESKERBY WOODS DEVELOPMENT**, ideally situated **JUST MINUTES FROM THE A30**, with **EASY ACCESS TO REDRUTH & TRURO**.

Constructed in 2020, this well presented, modern semi-detached house has plenty of natural light throughout and is ready to move into, even benefitting from the remainder of the 10 year NHBC builder's warranty.

Fantastic for anyone looking for a property to move straight into and without the hassle of buying new off plan.

Set back from the road by a front garden, on entering the property there is a light and spacious entrance hall providing access to the downstairs WC, kitchen - dining room and a good sized lounge.



The kitchen has smart, grey shaker style units and an integrated fridge freezer, dishwasher, electric oven and induction hob and space for a washing machine. The lounge has a window as well as French doors leading out to the garden which has a patio area and a newly seeded lawn.

Upstairs there is a very generous-sized principal bedroom with ensuite shower room, a second double bedroom and a single bedroom, plus a family bathroom.

Alongside the property there is driveway parking for two cars as well as access via a gate to the rear garden.

Freehold

UPVC double glazing

Gas central heating

Driveway parking for two cars

Enclosed rear garden

EPC – B

Council Tax Band C

Mains electricity, gas, water, drainage

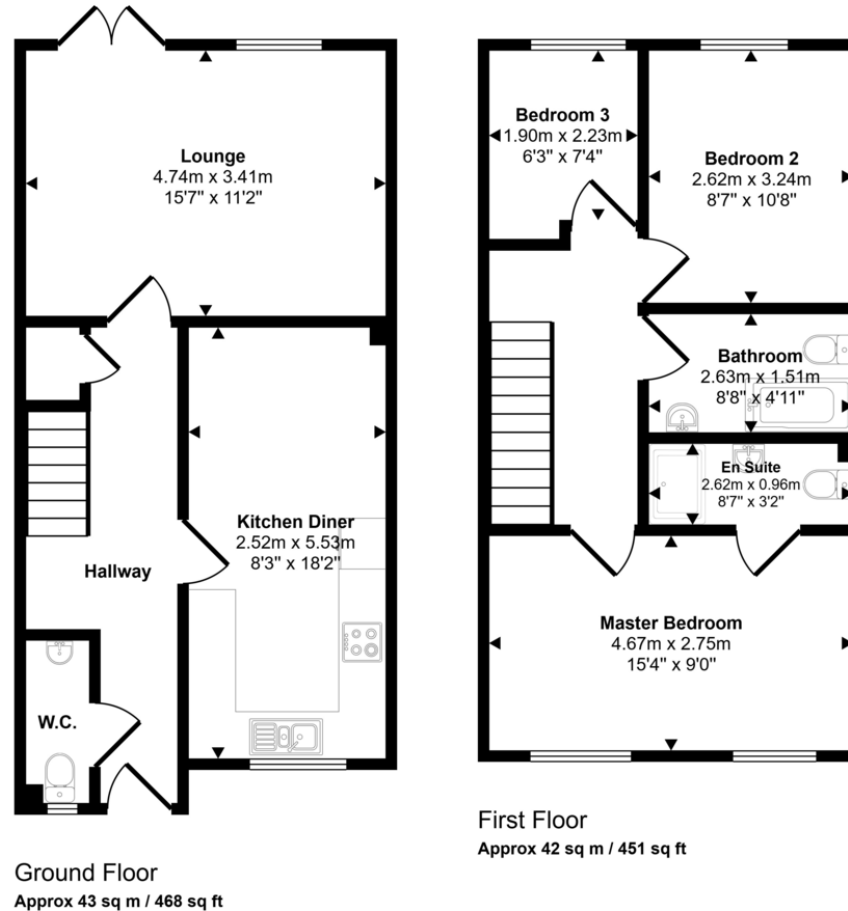
Estate management fee: £340.20 per annum.

LOCATION:

The property is ideally situated just minutes from the A30, less than 10 minutes from Redruth/Camborne and 15 minutes from the amenities of the county town of Truro eight miles away and the University town of Falmouth on the south coast is a comfortable thirteen-mile commute. The area is well served with cycleways, footpaths & woods for plenty of country walks. The nearest major town of Redruth offers a range of local and national shopping outlets and is around two and a half miles away with a mainline Railway Station with direct links to London Paddington and the north of England, local and national shopping outlets and schooling for all ages. Porthtowan is the nearest beach on the north coast and is within two and a half miles.



Approx Gross Internal Area
85 sq m / 919 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has 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.