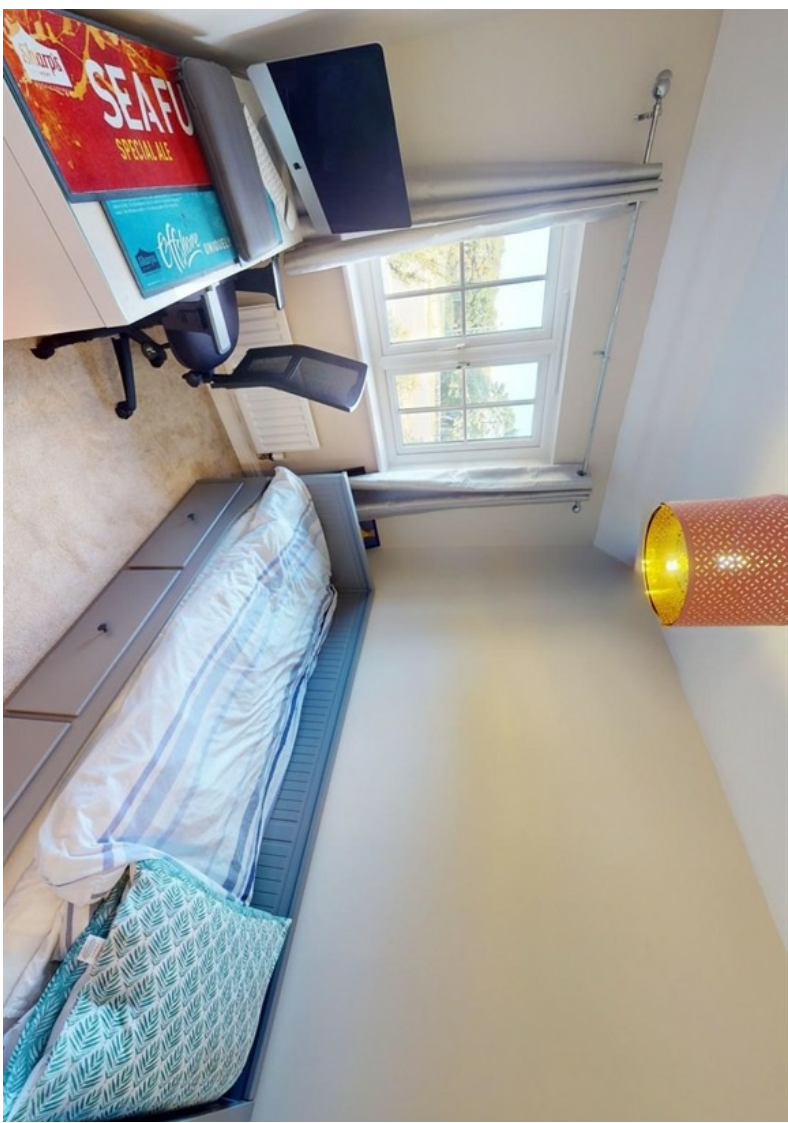




20 Kevill Road, Pool, Redruth,
Cornwall, TR15 3FH







20 KEVILL ROAD, POOL, REDRUTH, CORNWALL, TR15 3FH

GUIDE PRICE £280,000 FREEHOLD

- * **THREE BEDROOMS * EN SUITE SHOWER ROOM * FAMILY BATHROOM ***
- * **DOWNSTAIRS CLOAKROOM * KITCHEN/DINER * ACCESS TO GARDEN ***
- * **LOUNGE * ALLOCATED PARKING * ENCLOSED REAR GARDEN ***
- * **EPC = B * COUNCIL TAX BAND = B * APPROXIMATELY 79 SQUARE METRES ***

A beautifully presented three bedroom modern terraced house, situated on the outskirts of Redruth with enclosed rear garden and allocated parking. The property comprises of kitchen/dining room, lounge and cloakroom on the ground floor. There are three bedrooms, one of which is en suite, and bathroom on the first floor. The property has the aforementioned parking to the front and enclosed garden, which is laid to lawn and patio, to the rear.

Composite front door into:

HALLWAY: Further doors into:

CLOAKROOM: Wash hand basin, low level WC, radiator, tiled floor, extractor fan.

LIVING ROOM: 29' 7" x 15' 6" (9.02m x 4.72m) Double glazed window to front, oak floor, radiator, understairs storage cupboard.

KITCHEN/DINING ROOM: 14' 3" x 11' 0" (4.34m x 3.35m) Range of base and wall units, worksurfaces, gas hob, extractor fan, electric oven, microwave, integrated fridge/freezer, one and a half bowl sink, space for washing machine, tiled floor, radiator, double glazed window and patio doors leading to rear garden, built in cupboard to one wall.

FIRST FLOOR LANDING: Storage cupboard, radiator, access to loft, doors to:

BEDROOM ONE: 11' 8" x 11' 4" (3.56m x 3.45m) Double glazed window, radiator, fitted wardrobes.

EN SUITE: Double glazed window, double shower cubicle with mains shower, wash hand basin, low level WC, tiled floor, shaver point, radiator, extractor fan.

BEDROOM TWO: 10' 6" x 8' 9" (3.20m x 2.67m) Double glazed window to rear, radiator.

BEDROOM THREE: 8' 9" x 7' 5" (2.67m x 2.26m) Double glazed window to rear, radiator.

BATHROOM: White suite comprising bath with mains shower over, wash hand basin, low level WC, radiator, tiled floor.

OUTSIDE: Easy to maintain garden to the front, allocated parking space and further visitors parking. To the rear is a fully enclosed garden laid to lawn with patio, storage shed, pedestrian gated access, outside tap.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words app: ///thread.crisps.actual

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. The property is constructed of block under a concrete tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. 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: 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.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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Mousehole
01736 731199

Carbis Bay
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Camborne
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Lettings
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