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£295,000

Castle View Close, Redruth, TR15 1HF



- THREE BEDROOMS
- VACANT POSSESSION
- SOLAR PANEL ARRAY
- GAS CENTRAL HEATING
- PARKING FOR TWO VEHICLES
- OPEN PLAN LIVING AREA
- ANNEXE/HOME OFFICE
- ENCLOSED REAR GARDEN

A Detached Three Bedroom Family Home with useful Annexe that could provide further accommodation or use as a home office. The property benefits from a solar panel array which is owned outright. Located in a cul-de-sac within easy reach of local schools, shopping facilities and transport links. The accommodation comprises of a spacious Open Plan Living area with double sliding patio doors opening to an enclosed rear garden, Utility room, Cloakroom/WC and to the first floor there are Three Bedrooms and the Bathroom/WC. The property is warmed by gas central heating with underfloor heating to the ground floor and is double glazed. The annexe has a living area with provision for a kitchenette, shower/wc and mezzanine sleeping area, heating is from the main gas central heating system. The garden is enclosed providing a safe environment for children and pets alike. Please note this property is currently undergoing a full redecoration. EPC: B.



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Approached via the brick paved driveway with UPVC door opening to:-

HALLWAY

There are stairs rising to the first floor, radiator, recessed ceiling spot lights and doors to:-

CLOAKROOM/WC

There is a close coupled WC, pedestal mounted wash hand basin, radiator, double glazed window to the side and an extractor.

OPEN PLAN LIVING AREA

34'2" x 16'4" (10.41m x 4.98m)

Comprising of:-

KITCHEN/DINING AREA

There is ample room for a large family dining table, a range of eye level, base units with stone work surface over, American style fridge/freezer, electric range cooker with extractor over, island with inset one and a half bowl sink with side drainer, kettle tap and a range of cupboards below with stone work surface over. Door to Utility Room. Underfloor Heating.

LOUNGE AREA

There are double sliding patio doors opening to the rear garden, two skylight windows making this area very bright and welcoming and underfloor heating.

UTILITY ROOM

15'8" x 2'10" (4.78m x 0.86m)

A range of base units with work surface over, wall mounted gas combi boiler, plumbing for a washing machine, space for a tumble dryer. Limited head height in some areas.

FIRST FLOOR

LANDING

There are doors to all bedrooms and the bathroom/WC, loft access hatch with pull down ladder and a double glazed window to the side.

BEDROOM ONE

12'9" x 8'7" excl depth of wardrobes (3.89m x 2.62m)

There are built in wardrobes to one wall, double glazed window to the rear and a radiator.

BEDROOM TWO

9'1" x 9'0" max (2.77m x 2.74m)

There are built in wardrobes to one wall, a double glazed window to the front and a radiator.

BEDROOM THREE

8'10" x 7'5" max (2.69m x 2.26m)

There is a built in cupboard, a double glazed window to the rear and a radiator,

BATHROOM/WC

A fully tiled bathroom with close coupled WC, panel bath with mixer shower over, wall mounted wash hand basin, chrome ladder type heated towel rail, extractor and a double glazed window to the front.

OUTSIDE

ANNEXE/HOME OFFICE

19'0" x 6'9" (5.79m x 2.06m)

There is provision for a kitchenette, a shower room/WC, ladder up to a mezzanine level, double glazed windows to front and side, heated via the main house gas central heating.

REAR GARDEN

The rear garden is enclosed by fencing with a patio area, artificial turfed area, hot tub and gated access to the side leading around to the front of the property.

OFF ROAD PARKING

The front of the property is given over to parking and has ample room for two vehicles.

AGENTS NOTE

The property is currently undergoing a full redecoration.

All mains services are connected to the property. The property is of timber frame construction. There is a solar panel installation that is owned outright. Mobile coverage from all networks (source Ofcom). Broadband Speeds from 5Mbps Standard, 80 Mbps Super-Fast and 1000Mbps Ultrafast. Council tax Band B

ENERGY EFFICIENCY RATING

This property has been rated a B (82) with a potential rating of A (93).



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor



1st Floor