



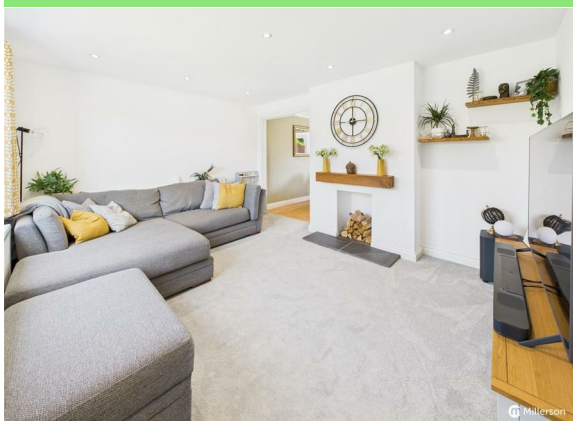
Tehidy Gardens

South Tehidy

TR14 0ET

Asking Price £390,000

- DETACHED FAMILY HOME IN SOUTH TEHIDY
- SOUGHT AFTER EXCLUSIVE DEVELOPMENT
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS
 - KITCHEN AND UTILITY
 - DRIVEWAY AND GARAGE
 - ENCLOSED SUNNY REAR GARDEN
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1111.27 sq ft



3



1



2



C72

PROPERTY DESCRIPTION

Situated in the highly sought after and exclusive residential development of Tehidy Gardens is this well presented, detached family home. The property enjoys a set back position from the road, with a well proportioned front garden and ample off road parking, also to the rear a sunny enclosed rear garden. Internally the home enjoys excellent flexibility with the accommodation comprising a comfortable living room, separate dining room with patio doors leading out to rear garden, kitchen with access to a utility and cloakroom, an integral garage also with patio doors having previously been used as an additional reception room, along with three bedrooms and a family bathroom to the first floor. To the side of the property are a selection of useful outbuildings with water and electricity, perfect for storage and other versatile uses.

Tehidy Gardens is a salubrious development where residents enjoy the benefits of Tennis Court, play area and a caravan/boat park. Communal areas outside are maintained yearly by Tehidy Garden Management a limited company run by the residents. Close by is Tehidy Golf Course and Tehidy Country Park with 250 acres of protected woodland, while Portreath Beach is a 5 minute drive away, The historic town of Camborne with its variety of independent and branded shops is just 2 miles away, and those travelling out of the Duchy will appreciate the towns railway station on the Penzance to Paddington mainline. The cathedral city of Truro is 13 miles away, the harbour town of Falmouth 16 miles, and the artistic hub of the county St Ives is just only 14 miles away.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Sliding patio style door into:

ENTRANCE PORCH

A welcoming porch with tiled floor and wooden door into:

ENTRANCE HALL

Stairs to first floor, wood effect flooring, radiator, doors to living room and kitchen.

LIVING ROOM

A light and airy living room with large double glazed window, radiator, inset lighting, feature fireplace with Oak mantel, open through to:

DINING ROOM

A wonderful dining room with patio doors to rear garden, wood flooring, radiator, opening into:

KITCHEN

A range of fitted base and wall units with granite effect work surfaces, integrated electric oven, hob and extractor hood, stainless steel sink with mixer tap and drainer, spaces for dishwasher and fridge, tiled flooring, double glazed window, door into:

REAR LOBBY

A useful rear lobby with a recessed storage area, door to rear garden, doors to cloak room, utility and garage.

CLOAK ROOM

W.C and hand basin, wood effect flooring, radiator, obscure double glazed window.

UTILITY ROOM

spaces for washing machine and fridge freezer, sink inset to work surfaces with cupboards below, double glazed window, wood effect flooring.

FIRST FLOOR

LANDING

A bright open landing with double glazed window, airing cupboard, loft access hatch, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window, radiator, built-in wardrobe.

BEDROOM TWO

Double glazed window, radiator, built-in wardrobe, wood effect flooring.

BEDROOM THREE

Double glazed window, radiator, built-in cupboard.

BATHROOM

A modern white three piece bathroom suite comprising bath with shower over and tiled surround, W.C and contemporary hand basin with fitted cupboards below and tiled splash back, heated towel rail, tile effect flooring, obscure double glazed window.

OUTSIDE

The property is nicely set back from the road approached over a gravel driveway providing ample parking adjacent to a pleasant level lawn with flower bed borders, gated access into the rear and access to the integral garage. The rear offers a good sized, child and pet friendly enclosed garden which is predominantly laid to lawn and enjoys plenty of sunshine. There are also a selection of outbuildings which have a variety of uses with the benefit of power and water.

GARAGE

The garage has previously been used as a more permanent room having light and power, internal sliding patio style doors and a radiator. This could be used as an office, play room, home gym or as designed with twin vehicular doors.

MATERIAL INFORMATION

Council tax band: D

Estate Management Fee: £130 p.a

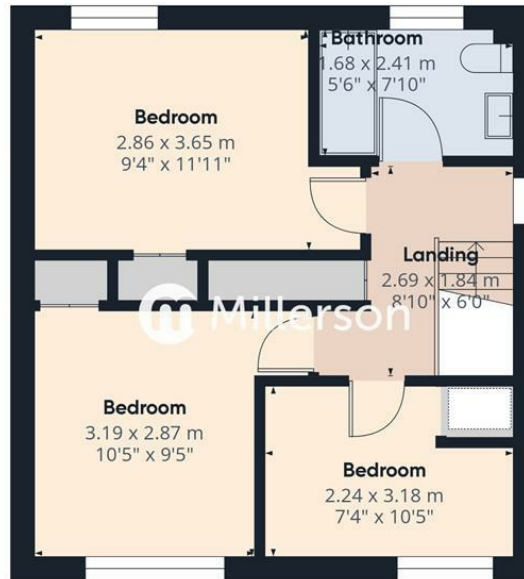


Tenure: Freehold
 Property type: House
 Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Driveway and On Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: Survey Instructed

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approximate total area⁽¹⁾

103.24 m²
1111.27 ft²

Reduced headroom

1.22 m²
13.15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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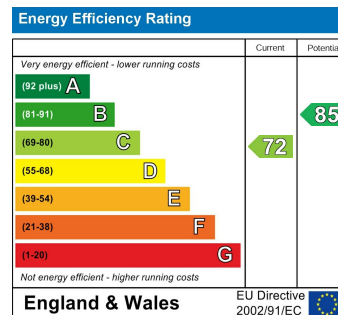
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