



## 3 Rule Street , Redruth, TR15 1EN

**£249,950**



This modern semi detached house is very well presented and offers family sized accommodation. There are three bedrooms, a lounge, fitted kitchen/diner, a first floor bathroom and the bonus of a ground floor cloakroom. The property has gas fired heating and this is complemented by double glazing throughout. Externally there are well enclosed low maintenance gardens and a dedicated parking space.



We understand that this property was built in approximately 2015 and it was the show home for the development. It offers three bedroomed accommodation together with a first floor bathroom and a cloakroom to the ground floor. There is a lounge and a well appointed kitchen/diner. It has double glazing and this is complemented by a gas combination heating system. Externally there is a small area to the front and the rear garden is particularly pleasant being well laid out having astro-turf, an outbuilding, raised borders and pedestrian access that leads to a numbered parking space. The property is very conveniently placed for the A30, out of town multiples and Redruth is within approximately a mile and a quarter.

#### ENTRANCE HALLWAY

Laminate flooring, a covered radiator, attractive turning stairs to the first floor and understairs storage.

#### CLOAKROOM

Wash hand basin with a splash back, a tiled wall behind the wc, laminate flooring and a radiator. Consumer unit.

#### LOUNGE

9'4" x 13'3" (2.86m x 4.05m)  
Window to the front and a radiator.

#### KITCHEN/DINER

16'10" x 7'8" (5.14m x 2.36m)  
Single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath, space for white goods and incorporating an oven and hob. Splash backs and eye level cupboards providing further storage together with a tall cupboard having pull-out racks. There is a fitted dishwasher and a cooker hood. A further cupboard houses a Logic mains gas combi boiler. Window and patio doors to the rear. Radiator and spot lighting.

#### FIRST FLOOR

##### BEDROOM 1

8'11" x 11'10" (2.72m x 3.62m)  
Window to the front and a radiator.

##### BEDROOM 2

8'7" x 9'2" (2.63m x 2.80m)  
Window to the rear and a radiator.

##### BEDROOM 3

7'3" x 8'3" (2.22m x 2.54m)  
Window to the front and a radiator.

#### LANDING

With loft access.

#### BATHROOM

7'0" x 5'4" (2.14m x 1.65m)  
Panelled bath with a tiled surround, a mains shower and a screen. Pedestal basin with a medicine cabinet above and a low level wc. Ladder radiator, spot lighting and an extractor fan.

#### OUTSIDE

There is a small area to the front and a side pathway leads to the rear. The rear garden is very pleasantly and colourfully laid out and designed with ease of maintenance in mind. It is laid with astro-turf, has raised borders to two sides and a garden shed. There is a side gate access and an allocated numbered parking space close by.

#### DIRECTIONS

Leaving the A30 westbound at Avers roundabout in Redruth, take the first exit towards Scorrier. At the roundabout take the second exit towards the industrial buildings then turn right into Jennings Road. Take the first turning on the left, proceed along here bearing round to the right and you are now in Rule Street. The property will be found on the right hand side identified by a For Sale board.

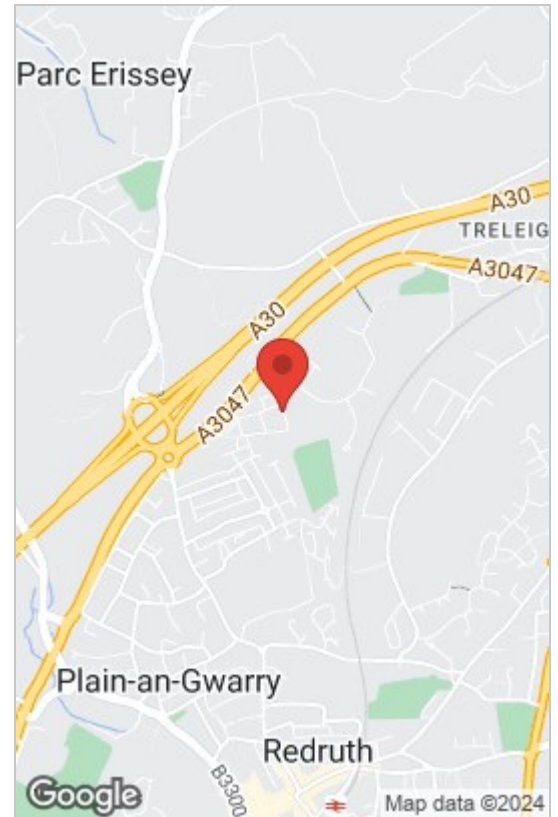
#### AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: C.

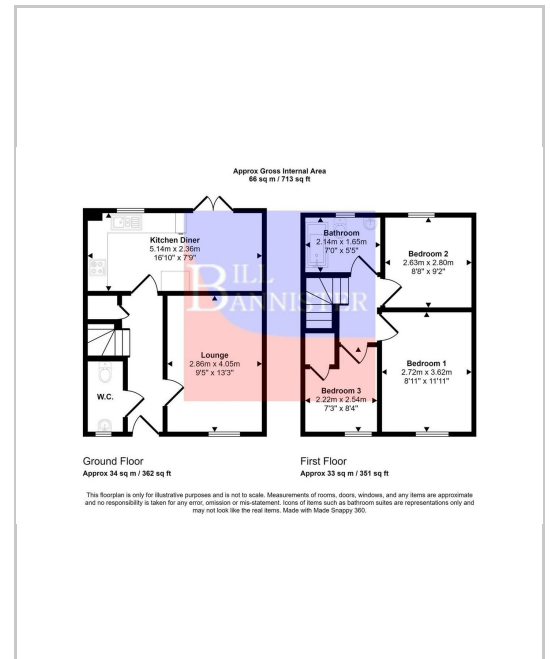
#### SERVICES

Mains drainage, mains water, mains electricity, mains gas.

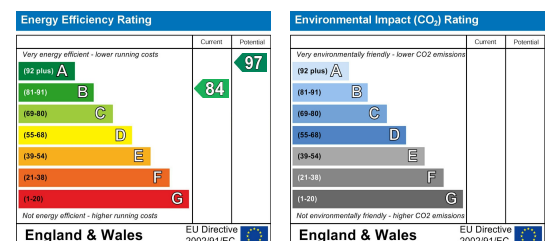
## Area Map



## Floor Plans



## Energy Efficiency Graph



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