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# BILL BANNISTER

Sales & Lettings



## Chy Justice, 4 Templars Terrace

North Street, Redruth, TR15 1FN

**£229,500**



Situated in a convenient location on the outskirts of the town, is this brand new reverse level detached house with the benefit of a 10 year warranty. The property offers well proportioned two bedroom accommodation with a lovely open plan lounge/dining room/fitted kitchen to the first floor and a family bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is the bonus of a double integral garage and further parking facilities.



This presents a good opportunity to acquire a brand new detached coach house style home with a 10 year warranty by Cornwall Planning. To the ground floor there is a double integral garage with two doors, a ground floor bedroom and a cloakroom. Stairs will take you to the first floor that incorporates a lounge/kitchen/dining room fitted with a good range of units and incorporating an oven, hob and hood . There are also two radiators in this room. There is a master bedroom and a family bathroom on the first floor. The property is very conveniently situated for bus services and there is a local post office/store very close by. The A30 is within less than a mile as is the town centre of Redruth.

STORM PORCH

Upvc door to:

HALLWAY

BEDROOM 2

8'10" x 7'2" (2.70m x 2.19m)

With a radiator.

CLOAKROOM

2'9" x 6'10" (0.86m x 2.10m)

Pedestal basin and mirror splash back. Cabinet and a wc. Heated towel rail.

FIRST FLOOR

LOUNGE/KITCHEN/DINING ROOM

14'6" x 14'2" (4.42m x 4.32m)

Single drainer stainless steel sink unit plus working surfaces with splash backs and cupboards and drawers beneath. Oven, hob and hood plus splash for white goods. Two radiators and two windows. Brand new fridge/freezer and washing machine included.

MASTER BEDROOM

8'5" x 9'1" (2.58m x 2.78m)

With a radiator.

BATHROOM

8'4" x 4'11" (2.55m x 1.52m)

Panelled bath with a Respatex surround, a mains shower and screen. Wash hand basin with a splash back and a cabinet above. Low level wc. Extractor fan and a radiator.

OUTSIDE

There is a DOUBLE GARAGE 4.93m x 4.38m ( 16'2 x 14'4) with two up and over doors, a rear door, a window and a Vaillant gas combi boiler. There is a gravelled driveway to the front providing extra parking facilities and a space to the side. The property itself has a very low maintenance exterior.

DIRECTIONS

Leaving the A30 at Avers roundabout turn left by Aldi into Close Hill. Proceed down through here towards the town and the property will be identified on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: TBC.

SERVICES

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

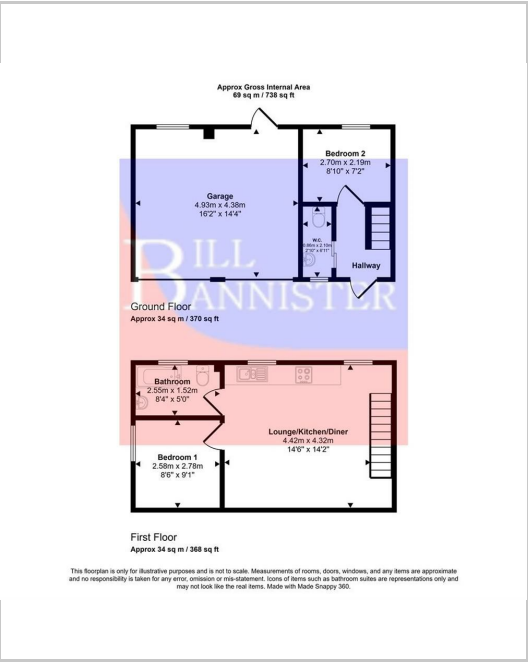
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Mobile signal Indoors - TBC.

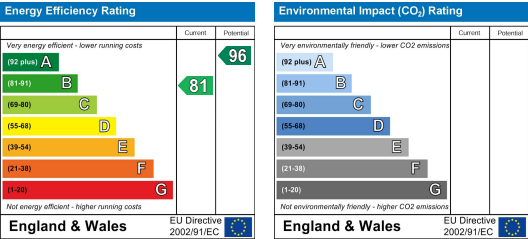
Area Map



Floor Plans



Energy Efficiency Graph



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