



Gwel Kann | Park Bottom | Redruth | TR15 3FN

**Price Guide £320,000**



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An extremely well presented and maintained family home on this popular development at Park Bottom, Illogan. There is a garage at the rear, additional parking space and EV CHARGING POINT, and a lovely enclosed garden. The property has an ensuite to the main bedroom, generous family bathroom and 3 bedrooms in all. The ground floor has a hallway off which is a cloakroom/w.c, a lovely sitting room and well appointed kitchen/dining room with doors opening to the rear garden.

- Double glazed
- Garage and parking
- Council Tax Band B
- EV Charging point
- Gas central heating
- EPC B84
- NO CHAIN

**Hallway**

**Cloakroom**

**Living room**

17'1" x 11'10" (5.23m x 3.61m)

**Kitchen/Dining Room**

18'9" x 10'4" (5.74m x 3.15m)

**Landing**

**Bedroom**

12'4" x 10'11" (3.76m x 3.35m)

**Ensuite**

8'7" x 4'0" (2.64m x 1.22m)





### Bedroom

10'11" x 10'9" (3.35m x 3.29m)

### Bedroom

9'1" x 7'5" (2.78m x 2.28m)

### Bathroom

7'6" x 6'2" (2.29m x 1.88m)

### Garage

### Information

Tenure: freehold

EPC: B84

Council tax band B

Broadband availability: Superfast 80 Mbps 20 Mbps (Ofcom checker)

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### ANTI-MONEY LAUNDERING REGULATIONS - Purchasers


It is a legal requirement that we receive verified identification 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 - Purchasers

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







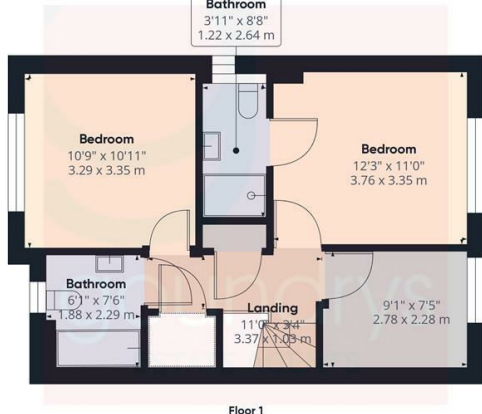


Ground Floor

**Approximate total area<sup>(1)</sup>**

954.77 ft<sup>2</sup>

88.7 m<sup>2</sup>



(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	94		
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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