



Park Rosmoren, Treleigh Redruth
Redruth

£350,000

Bedrooms: 3

Bathrooms: 3

Receptions: 1

Description

Found within the Hamlet of Treleigh is this beautifully presented spacious 3 Double Bedroom Detached House. The property was built approximately 7 years ago having the benefit of the remainder of the NHBC Certificate in place. This lovely family home is light and airy throughout, the accommodation is as follows: The entrance door opens into a welcoming hallway with downstairs W.C. From here you will find the kitchen/breakfast room having a range of cream wall and base units with built in oven, gas hob and extractor fan over. There is a built in dishwasher and plenty of storage plus the Island with breakfast bar. The generous light and airy lounge/dining room has patio doors opening into the rear garden. On the first floor there are the 3 very generous sized bedrooms with the master bedroom having an en-suite shower room plus the family bathroom fitted with a white suite. To the front of the property there is driveway parking leading to the single garage. The rear garden is enclosed by walling and fencing being laid to lawn with attractive flower and shrub borders with trees giving a degree of privacy. The garage has a rear door opening into the garden, eves storage and a utility area to the rear having space for a washing machine and tumble dryer. This superb family home is not to be missed, please give us a call in our Truro office to book in your viewing appointment on 01872 242425.

Location

Treleigh is a hamlet north of Redruth with a good community, primary school and the renowned Treleigh Arms.

Material Facts Breakdown

Tenure: Freehold

Council Tax Band: C (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: TBC

Water Supply: Mains - water meter

Sewage: Mains

Electricity: Mains

EPC: B Certificate valid until 13th Feb

Broadband: Ultra fast 1800 Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Limited/Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)





Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Legal Notices

Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.





Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>