



Templars Terrace

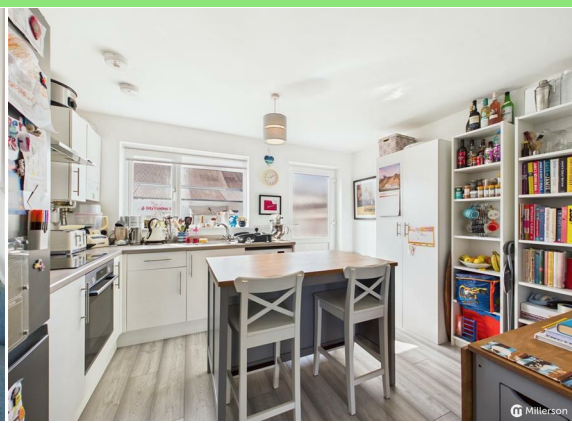
North Street

Redruth

TR15 1FN

Offers In The Region Of
£180,000

- END OF TERRACE MODERN HOME
- PERFECT FOR FIRST TIME BUYERS
 - OPEN PLAN LIVING/KITCHEN/DINER
 - TWO BEDROOMS
 - MODERN BATHROOM
- DRIVEWAY FOR TWO CARS
 - SUNNY REAR GARDEN
 - GAS CENTRAL HEATING
 - 6 YEAR REMAINDER GUARANTEE
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 460.15 sq ft



PROPERTY DESCRIPTION

A fantastic opportunity to purchase this modern, end of terrace home perfectly suited to first time buyers or investors looking to let. Constructed in 2022, the accommodation is light and airy with open plan living/kitchen/diner, cloak room two bedrooms and bathroom. Outside, the property boasts off road parking for two cars and a low maintenance, sunny garden to the rear. Other benefits include double glazing and gas central heating.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE HALL

Cloaks hanging space, wood effect laminate flooring, opening thought to living area and door into:

CLOAK ROOM

W.C and hand basin, radiator, extractor fan.

OPEN PLAN LOUNGE/KITCHEN/DINER

19'3" x 12'3" (5.87m x 3.74m)

A light and airy dual aspect, open plan living space with double glazed windows to both front and rear, living area with radiator, stairs to first floor and wood effect laminate flooring running through to the kitchen which is fitted with a range of matching base and wall units, integrated electric oven, hob and extractor hood, stone effect work surfaces, sink with mixer tap and drainer, dining area, spaces for washing machine and fridge/freezer, double glazed door to rear garden.

FIRST FLOOR

LANDING

loft access hatch to board loft with drop down ladder, doors to bedrooms and bathroom.

BEDROOM ONE

9'2" x 9'0" (2.81m x 2.76m)

Double glazed window, radiator.

BEDROOM TWO

9'6" x 5'10" (2.91m x 1.78m)

Double glazed window, radiator.

BATHROOM

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

OUTSIDE

The property is approached over a tarmac driveway providing off road parking for two cars along with a useful storage shed to the side. The rear enjoys a south facing sunny garden laid to gravel for ease of maintenance.

MATERIAL INFORMATION

Council tax band: 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: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway

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

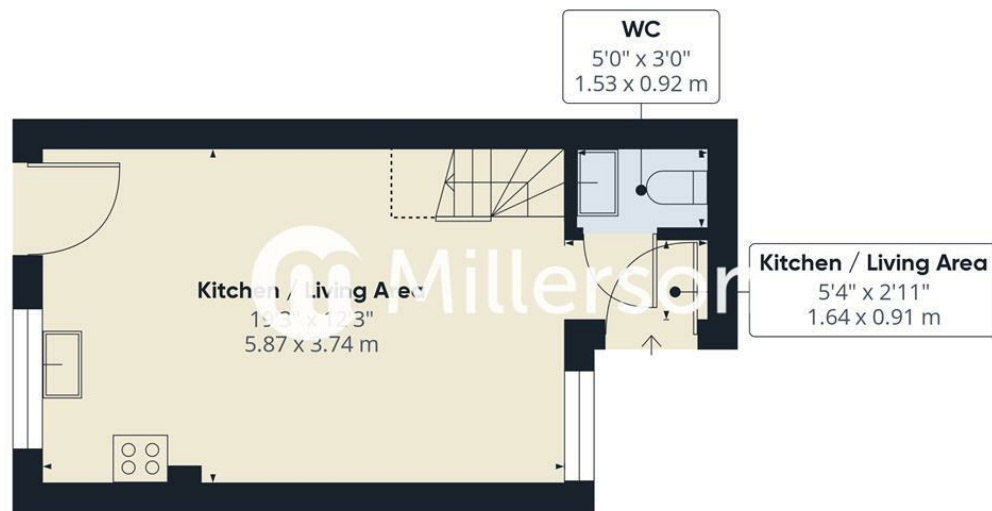


Accessibility and adaptations: Ramped access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B

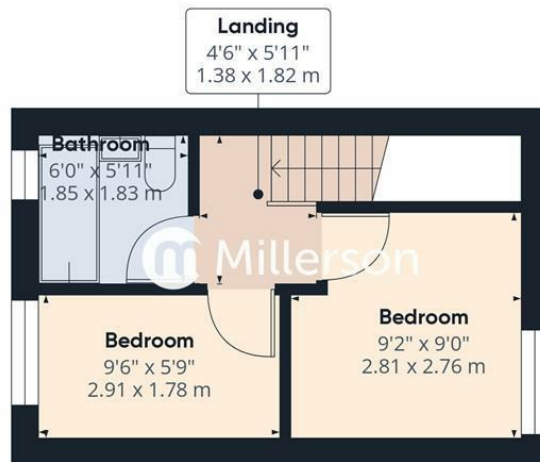
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





Floor 0



Floor 1

Approximate total area⁽¹⁾

460.15 ft²
42.75 m²

Reduced headroom

9.52 ft²
0.88 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Please Speak to Our Lettings Area Manager Lizzie Collins
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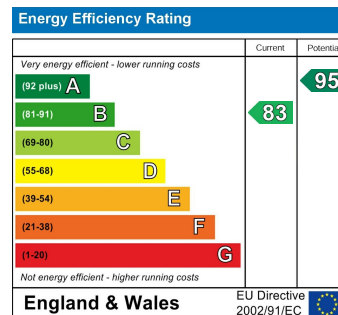
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