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£330,000

Treleigh Gardens, Treleigh, Redruth, TR16 4FG



- LINK DETACHED
- THREE BEDROOMS(MASTER ENSUITE)
- AIR SOURCE HEATING
- ENCLOSED REAR GARDEN
- IMMACULATE PRESENTATION
- GARAGE & PARKING
- EPC: B COUNCIL TAX BAND C
- SELECT DEVELOPMENT

A beautifully presented Three Bedroom Link-Detached home in a select development of four properties set in the hamlet of Treleigh on the outskirts of Redruth with its range of shopping facilities, schools and transport links. The property is offered for sale by the first owners since its construction in 2018. The accommodation briefly comprises of: - Entrance Hall, Cloakroom/WC, Kitchen/Diner, and Lounge and to the first floor Three Bedrooms (Master Ensuite) and Family Bathroom/WC. There is an attached garage and driveway parking for a further two vehicles. The gardens are laid to gravel for ease of maintenance with the rear being enclosed providing a safe environment for children and pets alike. The property is heated by an air source heat pump with underfloor heating to the ground floor and radiators to the first floor. EPC: B. Council Tax Band C. This property must be viewed to be fully appreciated.



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Approached via the driveway with a UPVC front door opening to:-

ENTRANCE HALL

There are doors to all ground floor rooms, stairs rising to the first floor with storage cupboard below. Underfloor heating.

CLOAKROOM/WC

A modern suite comprising of a close coupled WC, wash hand basin set in a vanity unit, space and plumbing for a washing machine, double glazed window to the front, extractor and an electric radiator.

LOUNGE

14'2" x 13'11" (4.32m x 4.24m)

A well-proportioned lounge with a double glazed window to the rear, underfloor heating and opens to:-

KITCHEN/DINER

20'9" x 10'1" (6.32m x 3.07m)

A good sized space with a good range of eye-level and base units with work surface above, tiled splashbacks, inset resin one and a half bowl sink with side drainer, inset induction hob with extractor over and built in electric oven below, space for an upright fridge and freezer, ample space for a dining table, double glazed window to the front, patio doors opening to the rear garden and underfloor heating.

FIRST FLOOR

LANDING

There are doors to all bedrooms and the bathroom/WC. Loft access hatch to a partially boarded loft and a double glazed window to the front.

MASTER BEDROOM

12'8" x 10'10" (3.86m x 3.30m)

A good sized double bedroom with a double glazed window to the rear, radiator and door to:-

ENSUITE SHOWER/WC

A modern suite comprising of a close coupled WC, wash hand basin set in a vanity unit, extractor and a shower cubicle with thermostatic shower over.

BEDROOM TWO

11'9" x 11'9" (3.58m x 3.58m)

A generous second double bedroom with a double glazed window to the rear and radiator.

BEDROOM THREE

9'4" x 8'9" (2.84m x 2.67m)

A useful small double or generous single room with a double glazed window to the front and radiator.

BATHROOM/WC

A modern suite comprising of a panel bath with central mixer tap and thermostatic shower over, concealed cistern WC, wash hand basin set in a vanity unit, double glazed window to the front and an electric radiator.

OUTSIDE

FRONT GARDEN

The front garden is laid to gravel for ease of maintenance with some shrub planting and could offer further off road parking if required.

REAR GARDEN

An enclosed garden creating a safe space for pets and children alike, bounded by fencing and predominantly laid to gravel for ease of maintenance with some vegetable and shrub planting areas and a brick pavia seating area. There is pedestrian access to the garage.

GARAGE

18'9" x 10'7" (5.72m x 3.23m)

A good sized garage with electric up and over door, eaves storage and a built in cupboard housing the hot water cylinder, distribution and controls for the air source heat pump.

OFF ROAD PARKING

There is off road parking for two vehicles on the driveway.

ENERGY EFFICIENCY RATING

This property has been rated as B (83) with a potential rating of A (95).

AGENTS NOTE

The property is of standard block construction. Mains Electric, Mains Drainage and Mains Water are all connected. Council Tax Band C. Broadband speeds from 7 Mbps Standard and from 46 Mbps Superfast (Source Ofcom). Good mobile coverage from all major networks (Source Ofcom). The road immediately to the front of the property is maintained by the four properties in the development with equal shares of any costs.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



GROUND FLOOR
APPROX. FLOOR
AREA 762 SQ.FT.
(70.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1268 SQ.FT. (117.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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