



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Semi-Detached

Asking Price

£359,950

Located in

Redruth



www.clivepearceproperty.com



Sunnyside Parc

Redruth | | TR15 3LY



A large and beautifully presented four bedroom home with two storey extension, refitted kitchen, bathroom and en-suite, brick driveway and established gardens

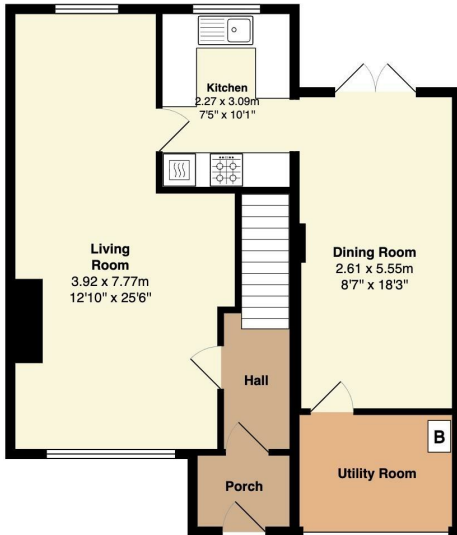
Sunnyside Parc

£359,950 Freehold

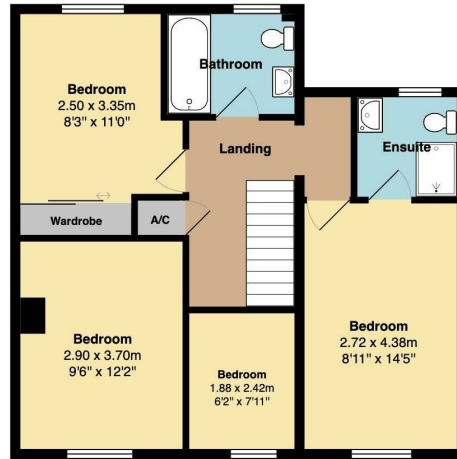


- Large and extended four bedroom family home
- Extension includes spacious dining room
- Double glazing and gas central heating
- Brick driveway offering parking for several cars
- Refitted family bathroom and en-suite shower room
- Through living room and beautiful fitted kitchen
- Garage store and level and established gardens
- popular village and located in a culdesac

Ground Floor
Area (approx): 62.5 m² ... 673 ft²



1st Floor
Area (approx): 56.2 m² ... 605 ft²



Total Area: 118.8 m² ... 1278 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Council Tax Band C

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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