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**Park Trielin, Redruth**  
Guide Price £290,000

 3  2  2



## Description

This superbly presented modern 3 bedroom Semi-Detached family home can be found in the popular location of Park Trielin, Redruth. The property was built approximately 8 years ago and benefits from the remainder of the 10 year NHBC certificate. The accommodation on offer is as follows: The entrance door opens into the welcoming hallway with a door opening to the generously proportioned living room. The modern kitchen is fitted a range of wall and base units with built in oven, gas hob with extractor fan over, having space for a dishwasher, washing machine and fridge/freezer. There are patio doors within the dining area which open into the garden. There is also a W.C on the ground floor. Stairs rise to the first floor accommodation where you will find the three good size bedrooms two being double bedrooms. The family bathroom is fitted with a modern white suite having a bath with shower over, W.C and wash hand basin. To the outside of the property there is a pathway leading to the front entrance door, to the side of the property there is driveway parking plus a lawn area with garden shed. The rear garden is enclosed having an attractive hedging, being laid to lawn with a gate giving access to the front. From the front of the property there are stunning views towards the Beacon and beyond as far as Carbis Bay and St Ives. The property is warmed by Gas Central Heating with Double Glazing.

## Location

The property is located within Park Trielin, a popular residential area on the edge of Redruth. The town centre is just a short distance away, offering a wide range of everyday amenities including shops, cafés, schools, leisure facilities, and a mainline railway station with direct links to Truro, Plymouth, and London Paddington. The A30 is easily accessible, making this a convenient base for commuting across Cornwall, while the beautiful north coast with its sandy beaches and scenic walks is only a short drive away.



## Material Facts Breakdown

Tenure: Freehold

We understand a management / maintenance fee of approximately £298.67 is due per annum.

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: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: B Valid until 26th October 2027

Broadband: Ultra fast 1000 Mbps download (Source: Ofcom Broadband Checker)

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

EV Charger is located on the side of the property near the driveway.

### 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

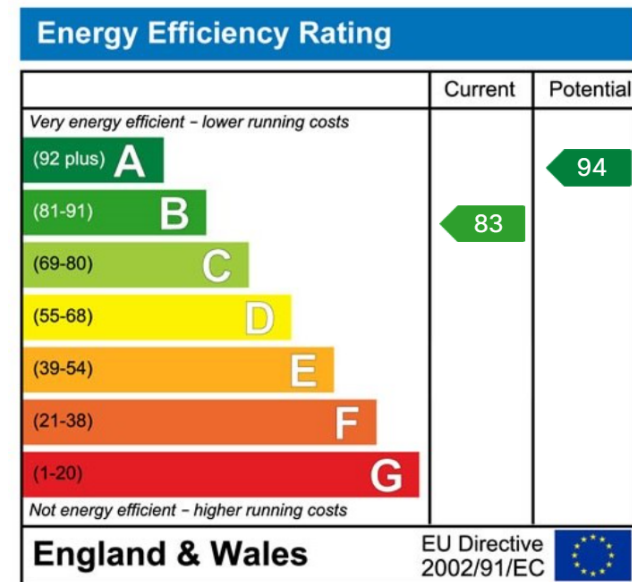
In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

#### 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.



- Stunning Views
- 3 Good Size Bedrooms
- Light and Airy Living Room
- Driveway Parking
- Double Glazing
- Semi-Detached
- Kitchen/Dining Room
- Family Bathroom plus W.C
- Enclosed Rear Garden
- Gas Central Heating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements