



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Offers Over

£510,000

Located in

Redruth



www.clivepearceproperty.com



Redruth | Cornwall | TR16 5BS



A very well presented detached four bedroom family house in a good central location for access to each coast, Truro, Redruth and the main A30. Useful garden building / GARAGE with services INCLUDING MAINS GAS in place and POTENTIAL FOR CONVERSION if wanted (subject to any necessary consents of course). Low maintenance patio / garden and block paved driveway parking. Delightful outlook over Tregothnan land (which has been gardened by the owners for approaching 10 years). UPVC double glazing and mains gas central heating.



£510,000 Freehold




- A very well presented detached family home
- Two bathrooms
- Superb garden building with services connected
- Low maintenance garden
- Overlooking Tregothnan land
- Four bedrooms
- Driveway parking
- Mains gas central heating and UPVC double glazing
- Potential to convert garage to annexe / work from home space

Council Tax Band D

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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