



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Detached

Asking Price

£550,000

Located in

Redruth



www.clivepearceproperty.com



Tram Cross Lane

Redruth | | TR16 5TZ



An exciting individual detached three bedroom house of exceptional design and specification with outstanding views and accommodation over three floors. Three en-suite bedrooms, sheltered garden, garage and many great features including basement cinema room, Sonos sound system and underfloor heating throughout.

Tram Cross Lane

£550,000 Freehold



- Three en-suite bedrooms
- Cinema room with 7.1 surround sound
- Underfloor heating throughout
- Superfast broadband and Cat 5 cabling
- Built-in vacuum cleaner system
- Outstanding rural views including distant sea view
- Rainwater harvesting and solar thermal system
- Sleek kitchen with Quality appliances and Corian work tops
- Sonos sound system



GWEL TEG, TRAM CROSS LANE, REDRUTH

TOTAL FLOOR AREA : 1858 sq. ft. approx.

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.
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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(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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