



Park Trielin, Redruth
Redruth

Guide Price
£290,000

Bedrooms: 3

Bathrooms: 2

Receptions: 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





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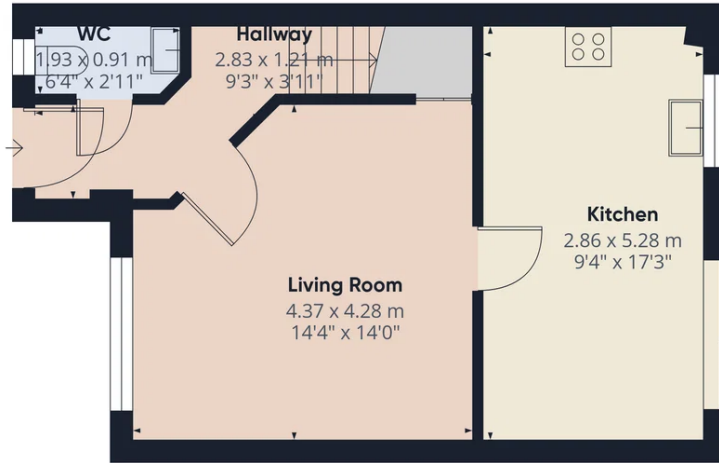
Heating: Gas Central Heating

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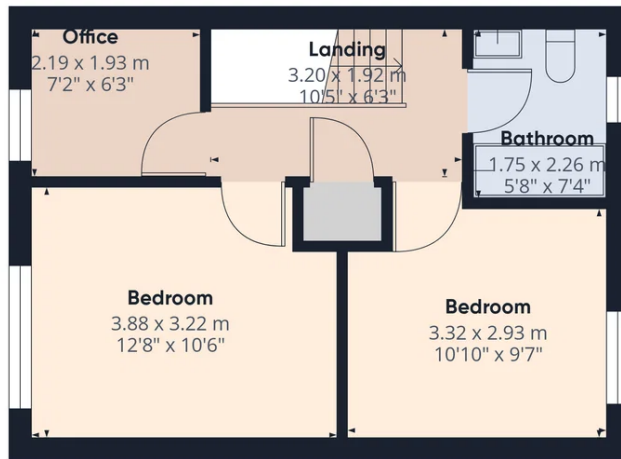
Sewage: Mains

Electricity: Mains





Ground Floor



Floor 1



Approximate total area^m
75.5 m²
812 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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