



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

**£315,000**

Located in

**Redruth**



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Monument View

Redruth | Cornwall | TR16 6RZ



A modern ENERGY EFFICIENT EPC A three bedroom semi-detached village house with exceptionally high specification. Exclusive small development on the edge of this popular rural village with fantastic views and an abundance of local country walks. Single garage and parking. AIR SOURCE HEAT PUMP & OWNED SOLAR PANELS.

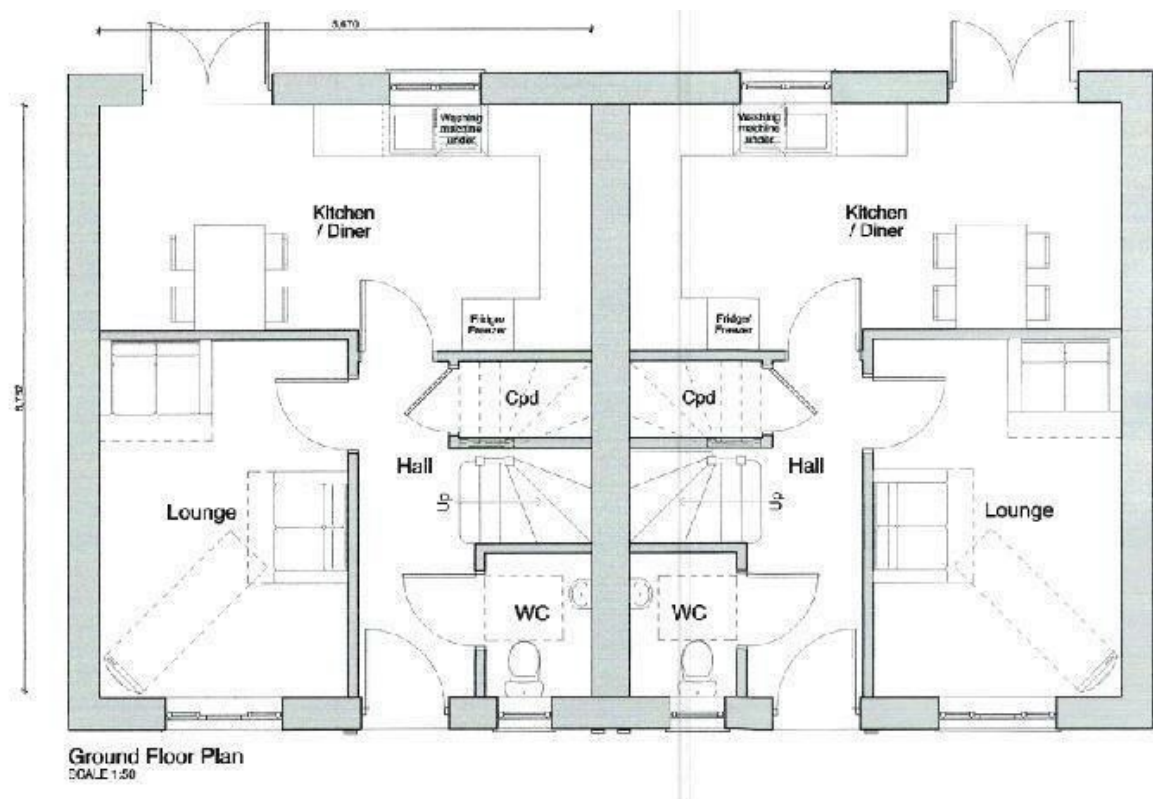
# Monument View

£315,000 Freehold



- Three bedroom house
- Stunning quality kitchen with granite work surfaces and integrated appliances
- Heat recovery system and ground floor underfloor heating
- Landscaped garden with patio
- Quality contemporary bathroom and ground floor shower room
- Exceptionally high specification and attractive stonework
- Air source electric heating / hot water system with solar PV panels
- ENERGY EFFICIENT EPC A
- Single garage / electric roller door and parking space





## Council Tax Band B

## Local Authority Cornwall Council

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) <b>A</b>		
(81-91) <b>B</b>	93	95
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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