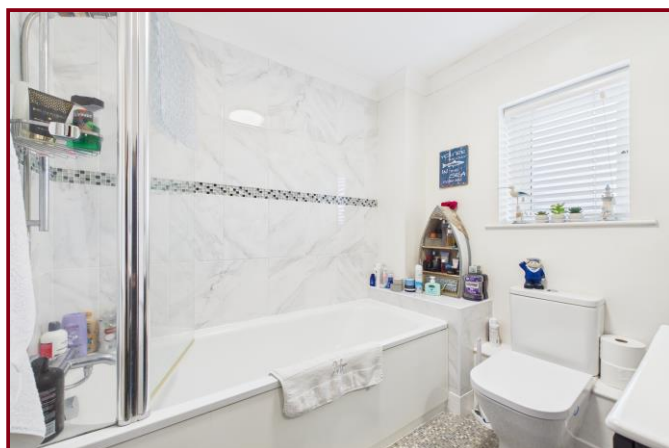




MAP estate agents
Putting your home on the map

**Park Trielin,
Sandy Lane, Redruth**

**Guide Price £210,000
Freehold**





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Property Introduction

This modern semi-detached house is ideal for a first time buyer.

Benefiting from two double size bedrooms and a bathroom on the first floor, there is a light and airy triple-aspect living space on the ground floor together with a cloakroom. The property has uPVC double glazing and is warmed by a combination gas boiler supplying radiators.

To the outside, there is an open-plan lawned garden to the front with tandem parking for two cars. The rear garden is enclosed and extends to one side of the property, is largely lawned and features a paved patio ideal for sitting out on sunny days.

Well presented, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated within a mile of the centre of the Redruth, where there are local and national shopping outlets, a mainline Railway Station with direct links to London Paddington and the north of England, plus access to the A30 trunk road is to the north of the town.

Schooling is available for all ages within walking distance and the property is conveniently located for access to Truro which is the administrative and commercial heart of Cornwall being some ten miles away and Falmouth, which is Cornwall's university town and famous for its sailing water, is a similar distance.

Portreath on the north coast, which is noted for its sandy beach and active harbour, is within five miles.

ACCOMMODATION COMPRISES

Recessed storm porch with space for bins. uPVC double glazed composite door opening to:-

HALLWAY

Recessed turning stairs to first floor and radiator. Doors open off to:-

LOUNGE/KITCHEN/DINER 24' 0" x 8' 1" (7.31m x 2.46m) plus recesses

Enjoying a triple-aspect with a uPVC double glazed window to the front, uPVC double glazed window to the rear and uPVC double

glazed French doors to the side. The kitchen area is fitted with a range of eye level and base units having adjoining square edge working surfaces and featuring an inset colour-coordinated sink unit with mixer tap. Built-in stainless steel oven with four-ring gas hob over, cooker hood and space and plumbing for an automatic washing machine. Two radiators. Wall mounted gas combination boiler.

CLOAKROOM

Contemporary in design with a vanity wash hand basin with mixer tap. Close coupled WC and radiator.

FIRST FLOOR LANDING

A central landing with access to loft space which is part boarded and recessed shelved linen cupboard. Doors open off to:-

BEDROOM ONE 15' 1" x 11' 7" (4.59m x 3.53m) maximum measurements

Two uPVC double glazed windows to the front enjoying an outlook towards Carn Brea. Two radiators and recess suitable for wardrobe.

BEDROOM TWO 12' 0" x 8' 5" (3.65m x 2.56m) maximum measurements

uPVC double glazed window to the rear enjoying a rural outlook. Radiator.

BATHROOM

uPVC double glazed window to the rear. Featuring a contemporary suite consisting of a wall-hung vanity wash hand basin with mixer tap, close coupled WC and panel bath with shower attachment. Extensive ceramic tiling to walls and radiator.

OUTSIDE FRONT

Driveway parking is available to the front of the property for two vehicles and there is pedestrian access to the rear. Small area of grass which is open-plan.

REAR/SIDE

The rear garden is enclosed, offers a degree of security for pets and those living with younger children and features a lawned area with a paved patio to the side which is ideal for outside entertaining when the weather permits.

SERVICES

Mains water (metered), mains electricity, mains drainage and mains gas.

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'. In line with most modern developments, there is an annual service charge to cover maintenance of the estate road and gardens of £298.67.

DIRECTIONS

From Redruth Railway Station, proceed down the hill and at the first set of traffic lights, turn left under the railway, continue ahead and at the next set of traffic lights, bear left towards Falmouth. At a roundabout, take the first exit into Sandy Lane and then take the fourth left into Park Trielin and then hard left where the property will be identified on the left-hand side at the end of the cul-de-sac. If using What3words: dispensed.leader.mission



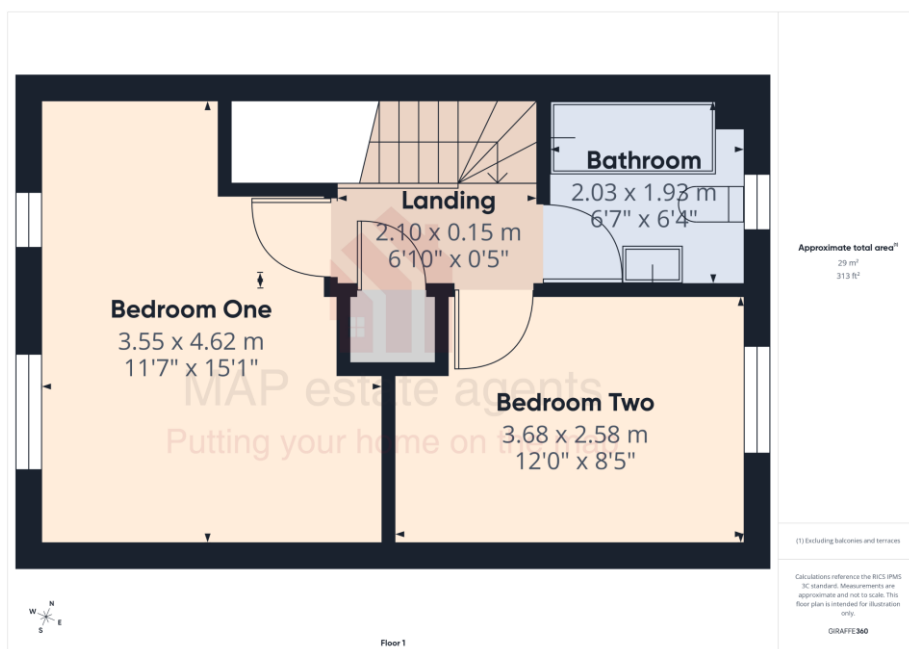
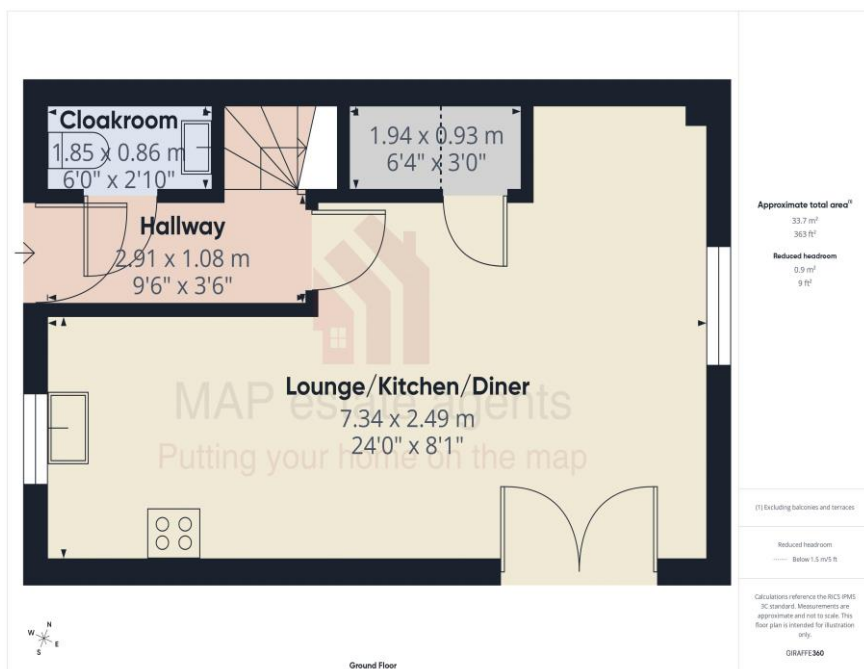
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		95
A		
(81-91)		
B		
(69-80)		
C	82	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
Not energy efficient - higher running costs G		

England & Wales EU Directive 2002/91/EC



MAP's top reasons to view this home

- Modern semi-detached house
- Two double size bedrooms
- Open-plan lounge/kitchen/diner
- Contemporary style fitted kitchen
- Two double size bedrooms
- Contemporary fitted first floor bathroom
- Gas central heating and double glazing
- Gardens and parking



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