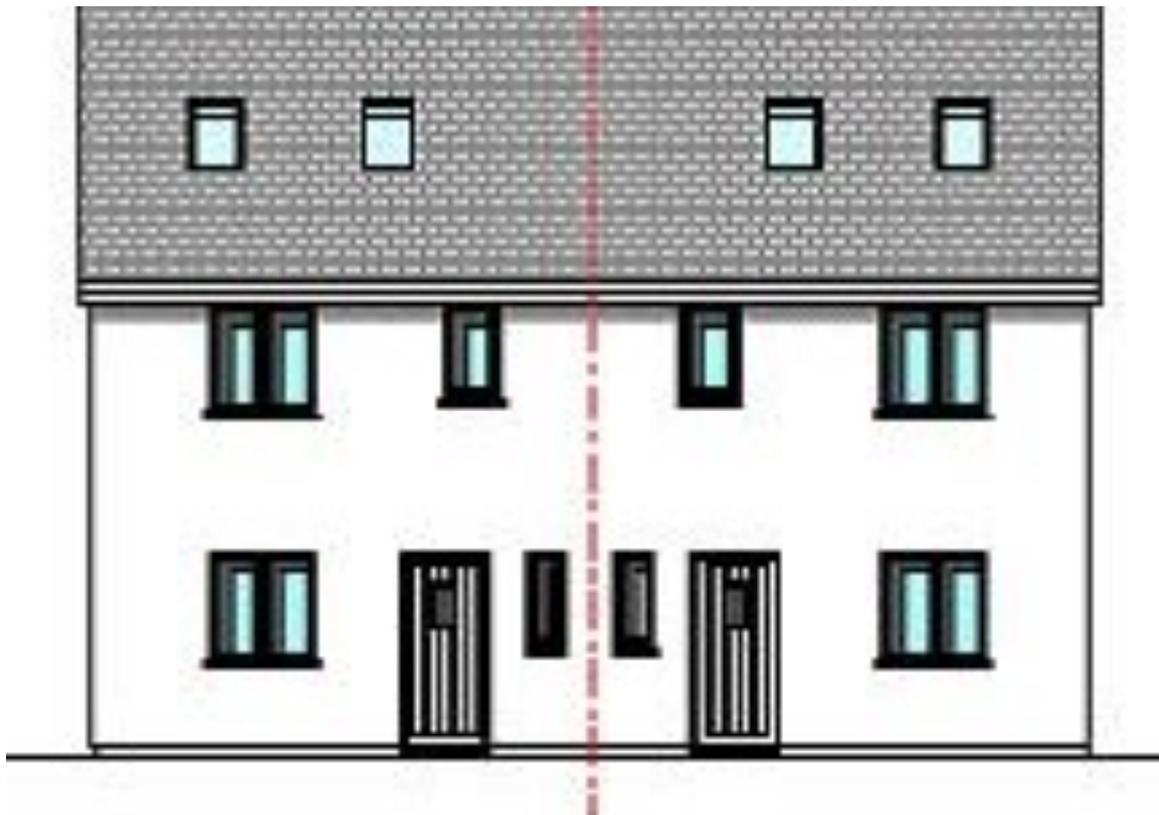


NEW HOUSE, 4 GWEL AN KOOS,
TRESKERBY, REDRUTH, TR15 1RL



- SEMI DETACHED NEW HOME
- 4 BEDROOMS (2 EN-SUITE)
- CLOAKROOM & BATHROOM
- FITTED KITCHEN
- DOUBLE GLAZING & GAS HEATING
- PARKING

£230,000

This is an excellent opportunity to acquire a family sized semi detached new home that will be covered by an architects certificate. The house is set on three floor levels with two bedrooms of the four having en-suite facilities and there is a first floor family bathroom. To the ground there is a hallway and cloakroom plus a lounge with French doors to the exterior. The kitchen/diner is very well fitted with a range of appliances to include an oven, a hob and hood together with a dishwasher and a fridge/freezer. Heating is via a gas system and the property is double glazed together with three velux roof lights. To compliment the good quality of finish, oak doors and skirtings are to be provided and floor coverings will include carpets and tiled flooring where required. Externally there will be gardens together with tandem parking facilities. Mount Ambrose is within two to three hundred yards and here you will find a shop together with bus services linking Redruth and Truro. The A30 is within approximately two miles as is the town centre.

We have recently sold new homes for R & J Developers and in all cases the owners have been delighted with their purchase. It is anticipated that the property should be ready by October.

Please note that measurements are taken from plans at the present time.

ENTRANCE HALL With stairs to the first floor and a cupboard beneath.

CLOAKROOM With a wash hand basin and a low level wc. Tiled floor.

LOUNGE 5.99m x 5.17m (19'7 x 16'11) A very good room with French doors to the exterior.

KITCHEN/DINER 5.80m x 2.85m overall (19' x 9'4) With a dual aspect. There will be ample working surfaces with cupboards and drawers beneath, an inset sink unit and complimentary eye level cupboards. Appliances include an oven, a hob and a cooker hood. There is also a dishwasher and a fridge/freezer with further space for white goods. The kitchen area will be tiled. External door.

FIRST FLOOR

BEDROOM 2 3.80m x 2.85m (12'5 x 9'4) With a door leading to:

EN-SUITE With a tiled cubicle, a wash hand basin and a wc. Extractor fan.

BEDROOM 3 2.85m x 5.10m max dimensions (9'4 x 16'8)

BEDROOM 4 3.00m x 2.23m (9'10 x 7'3)

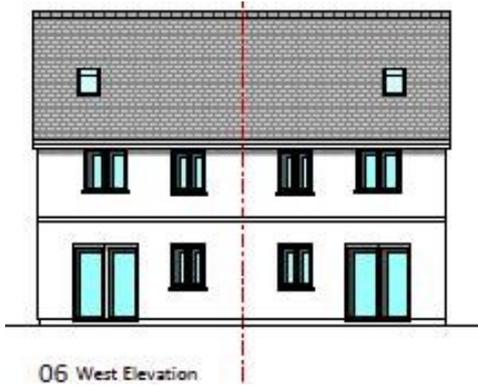
FAMILY BATHROOM With a panelled bath, a wash hand basin and a low level wc. Extractor fan and shaver point. Wall and floor tiling.

LANDING With a built-in cupboard and stairs to:

MASTER BEDROOM 3.98m x 2.39m (13' x 7'10) With two velux windows.

EN-SUITE Incorporating a tiled shower cubicle with a mains shower, a wash hand basin and a low level wc. Tiled floor.

OUTSIDE Front and rear gardens will be provided together with tandem parking facilities for two vehicles. This is a small select development that will in total have six dwellings.



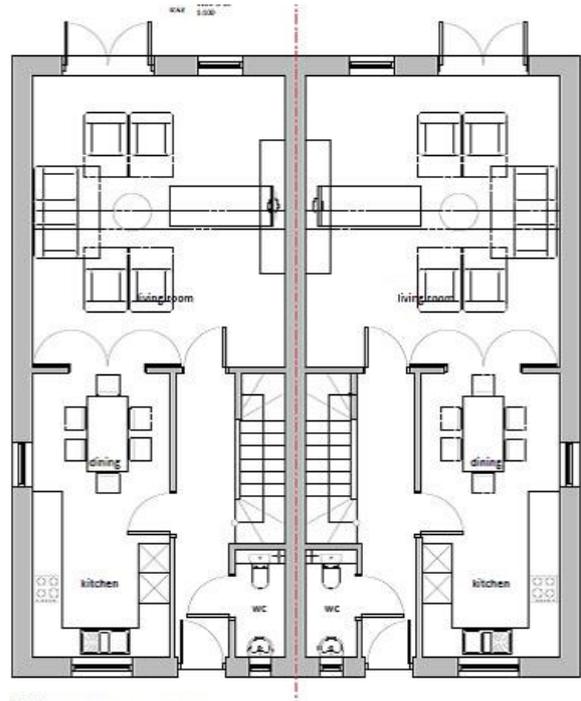
06 West Elevation



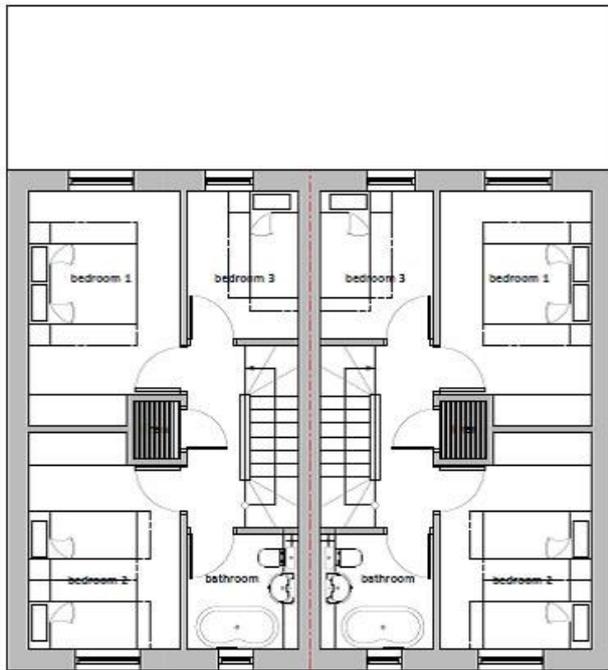
03 North Elevation



05 South Elevation



01 Ground Floor Plan



02 First Floor Plan



07 Roofspace Floor Plan

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only.