

PLOT 3, TRELEIGH GARDENS,  
TRELEIGH, REDRUTH, TR16 4AY



- BRAND NEW GARAGE LINKED DETACHED HOME
- 6 YEAR SURVEYORS WARRANTY
- AIR SOURCE HEATING
- FULL DOUBLE GLAZING
- FITTED KITCHEN
- THREE BEDROOMS (MASTER WITH EN-SUITE)

**£245,000**

Treleigh Gardens will comprise just four properties approached by paviour driveways and roads. Commanding quite an elevated position, this property offers family sized accommodation with three bedrooms and the master having an en-suite. There is also a family bathroom to the first floor. To the ground floor there is a cloakroom, a lounge and a kitchen/diner fitted with some electrical appliances. The property will carry a 6 year surveyors warranty by Doug Cawley & Associates. In addition to the double glazing, the property has underfloor heating to the ground floor and radiators to the first floor all using an air source heat pump. The property has traditional cavity block construction and the first floor external areas will be clad for ease of maintenance. The garage has a roller door and there is extra parking. Gardens are provided with gravel to the front and rear lawns with decking. The location is good giving easy access to Redruth, the A30, the north coast and Truro.

The following measurements are taken from a plan and given as a guide only.

**ENTRANCE VESTIBULE** With a door to:

**CLOAKROOM** With a wash hand basin and wc.

**HALLWAY** Stairs to the first floor and a fitted understairs cupboard.

**LOUNGE 4.80m x 4.50m (15'8 x 14'9)** With a window to the rear elevation and double doors to:

**KITCHEN/DINER 6.60m x 3.30m overall (21'7 x 10'9)** With a window to the front and French doors to the rear garden. The kitchen will be comprehensively fitted with a good a range of units, both base and eye level and having a peninsular divide between the two areas. There will be a fitted oven, hob and cooker hood. The sink unit will be under the window overlooking the front elevation.

## **FIRST FLOOR**

**MASTER BEDROOM 4.00m x 3.50m (13'1 x 11'5)** With a window to the rear elevation.

**EN-SUITE** With a shower, a basin and a wc.

**BEDROOM 2 4.00m x 3.50m (13'1 x 11'5)** With a window to the rear elevation.

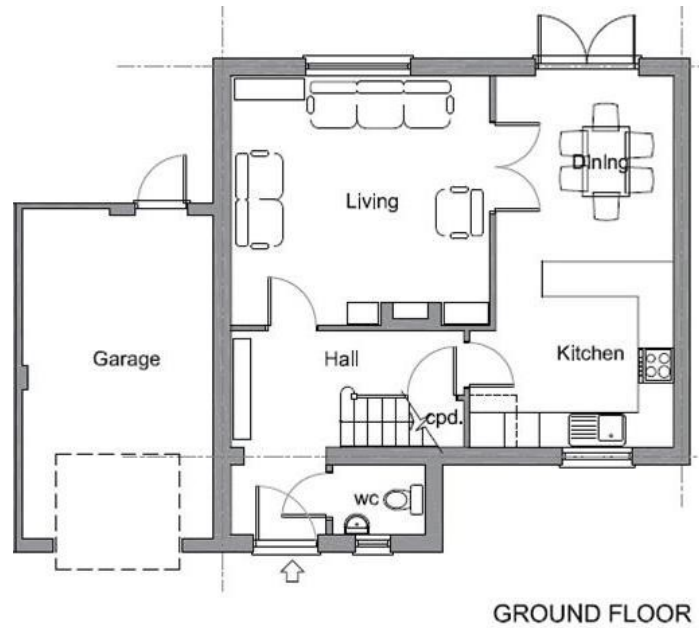
**BEDROOM 3 3.00m x 2.60m (9'10 x 8'6)** With a window to the front elevation.

## **LANDING**

**FAMILY BATHROOM** Having a panelled bath with a thermostatic shower, a wash hand and wc. Ladder radiator.

**OUTSIDE** To the front of the property there will be a gravelled area and then paviour parking leading to the **GARAGE 5.60m x 3.50m (18'4 x 11'5)** with a roller door. There is side access to the rear which will be lawned with a decked area.

**DIRECTIONS** Proceeding on the A30 westbound take the Redruth turn off and at the top bear immediately left onto the old dual carriageway. Proceed over the roundabout and turn right by the Treleigh Arms and primary school. Proceed along here and the small development will be found on the left hand side.



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.