

1 TRERUFFE VEAN, TRERUFFE TERRACE, REDRUTH, TR15 2FW



- BRAND NEW HOME
- THREE STOREYS
- TWO BEDROOMS
- LOUNGE & FITTED KITCHEN
- GAS HEATING
- INTEGRAL GARAGE

£164,950

Tucked away in a pleasant location not far from town, this is a new end house of four on a three storey level. Offered with a 10 year CRL warranty (to be confirmed), it has two good bedrooms to the top floor both with velux windows and there is also a family bathroom here. The first floor has a lounge that opens out to a fitted kitchen and beyond this there is a cloakroom. To the ground floor there is a garage with an electric door and this also has a utility area tucked to one side. The property is double glazed and complimented by a gas fired heating system. One distinct bonus is an extra parking facility to the side of the house. Bond Street is within perhaps one hundred yards and then this is level to the town centre. Offered chain free, it is carpeted and offers the following accommodation:

GROUND FLOOR

ENTRANCE HALLWAY With stairs to the first floor.

INTEGRAL GARAGE 5.82m x 3.31m (19'1 x 10'10) widening out to the **UTILITY AREA** with plumbing and a wall mounted gas boiler. Rear pedestrian access.

FIRST FLOOR

LOUNGE/KITCHEN 6.61m x 3.66m overall (21'8 x 12') With a dual aspect and three radiators. There is a breakfast bar divide from the lounge to the kitchen which offers a single drainer sink unit, a good array of working surfaces with cupboards and drawers beneath and an inset oven and hob. Space for white goods is provided to include a dishwasher. There are eye level cupboards, spot lighting and an extractor fan. This room is also fitted with a mist system.

CLOAKROOM With a wash hand basin, a wc and a radiator.

SECOND FLOOR

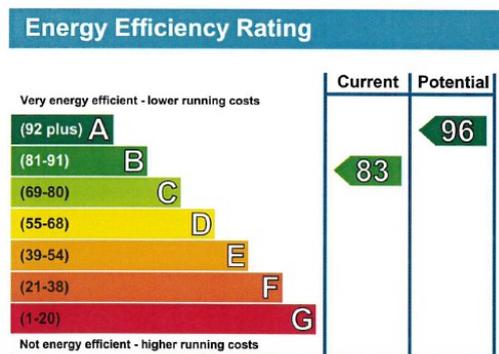
BEDROOM 1 3.58m x 2.52m plus a deep recess (11'8 x 8'3) With a velux roof light and a radiator.

BEDROOM 2 4.58m x 2.15m (15' x 7') With a velux roof light and a radiator.

BATHROOM Twin grip panelled bath with a screen, a tiled surround and a mains shower. Wash hand basin with a tiled and mirrored back, low level wc, radiator and an extractor fan.

OUTSIDE To the side of the property there is a gravelled hard standing for at least one vehicle, possibly two and there is a small gravelled area to the rear.

DIRECTIONS From our office proceed up Station Hill turning right under the iron railway bridge into Bond Street. Take the first turning right into Treruffe Hill and behind the library bear left into Treruffe Terrace. At the bottom of Treruffe Terrace, Treruffe Veian will be seen on the left.



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.