



**CLIVEPEARCE**  
Now you're moving

5 Bedrooms

House - Detached

Asking Price

£595,000

Located in

Redruth



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# Tolcarne

Redruth | | TR16 5HA



A beautifully finished brand new four / five bedroom detached family house, ideally located a short walk from St Day. Constructed by a trusted local builder with contemporary styling and great attention to detail and finish. Excellent specification with beautifully appointed kitchen and bathrooms. Integrated appliances. Separate utility room and ground floor WC. Ample driveway parking and low maintenance landscaped gardens.

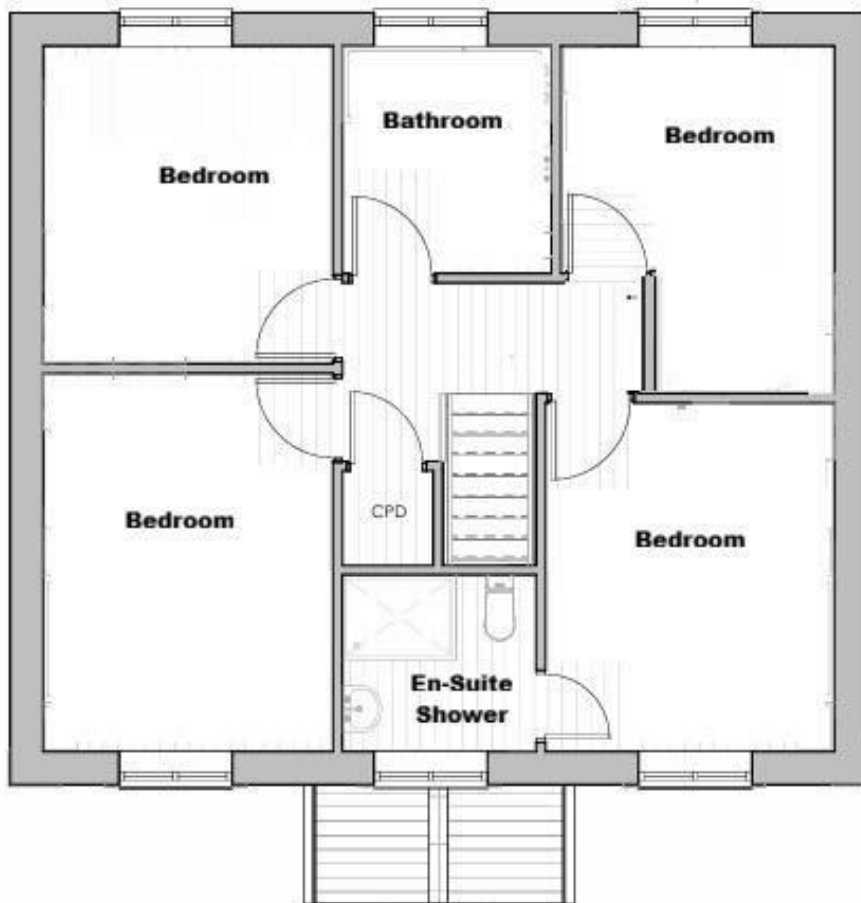
# Tolcarne

£595,000 Freehold



- Brand new four / five bedroom family house
- Air source under floor heating
- Plentiful driveway parking
- Utility room and ground floor WC
- Delightful edge of village location
- Stylish kitchen with integrated appliances
- Low maintenance gardens
- Primary bedroom with en-suite shower room





## Council Tax Band New Build

### Local Authority

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>                            |         |                         |
| (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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