



Treloweth Way

Pool

Redruth

TR15 3TS

Asking Price £255,000

- SEMI DETACHED BUNGALOW
- QUIET AND POPULAR CUL DE SAC
 - FOUR BEDROOMS
 - LARGE CONSERVATORY
 - WET ROOM
- KITCHEN AND LOUNGE/DINER
 - GAS CENTRAL HEATING
 - PRIVATE SUNNY GARDEN
 - SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - B

Floor Area - 858.00 sq ft



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PROPERTY DESCRIPTION

Situated in a quiet and popular Cul de Sac is this extended, semi detached bungalow perfectly suited to a growing family. The accommodation comprises an entrance hall, good sized lounge/dining room, large conservatory, kitchen, four bedrooms and a wet room. Outside, a driveway provides off road parking, whilst the rear enjoys a particularly private enclosed garden that boasts plenty of sunshine. Other benefits include gas central heating and double glazing.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Double glazed door into:

ENTRANCE HALL

A welcoming entrance hall with wood effect flooring, radiator, doors to all rooms.

LOUNGE/DINING ROOM

A well proportioned living space with feature fireplace, radiator, room for dining table, double patio doors opening into:

CONSERVATORY

A superb addition to the home with double glazing to three sides and patio doors opening onto the private garden.

KITCHEN

A shaker style kitchen fitted with a range of matching base and wall units, stone effect work surfaces and tiled splash backs, stainless steel sink with mixer tap and drier, spaces for washing machine, fridge and oven, tile effect flooring, internal window, radiator.

BEDROOM ONE

A large master bedroom with double glazed window, radiator and plenty of wardrobe space.

BEDROOM TWO

A second double bedroom with double glazed window, radiator and loft access hatch.

BEDROOM THREE

A comfortable bedroom with double glazed window, radiator.

BEDROOM FOUR

A fourth bedroom with double glazed window and radiator.

WET ROOM

A wet room comprising a walk-in shower cubicle with electric shower, W.C and hand basin, tiled walls, non slip flooring, chrome effect heated towel rail,

OUTSIDE

The property is approached over a brick paved driveway with a ramped access leading to the front door. The rear enjoys a particularly private garden which enjoys all day sunshine. For ease of maintenance, the garden is laid to gravel and paving bordered by fencing and is interspersed with fruit trees, plants and shrubs.

MATERIAL INFORMATION

Council tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: Off Street and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Ramped access and Level access shower

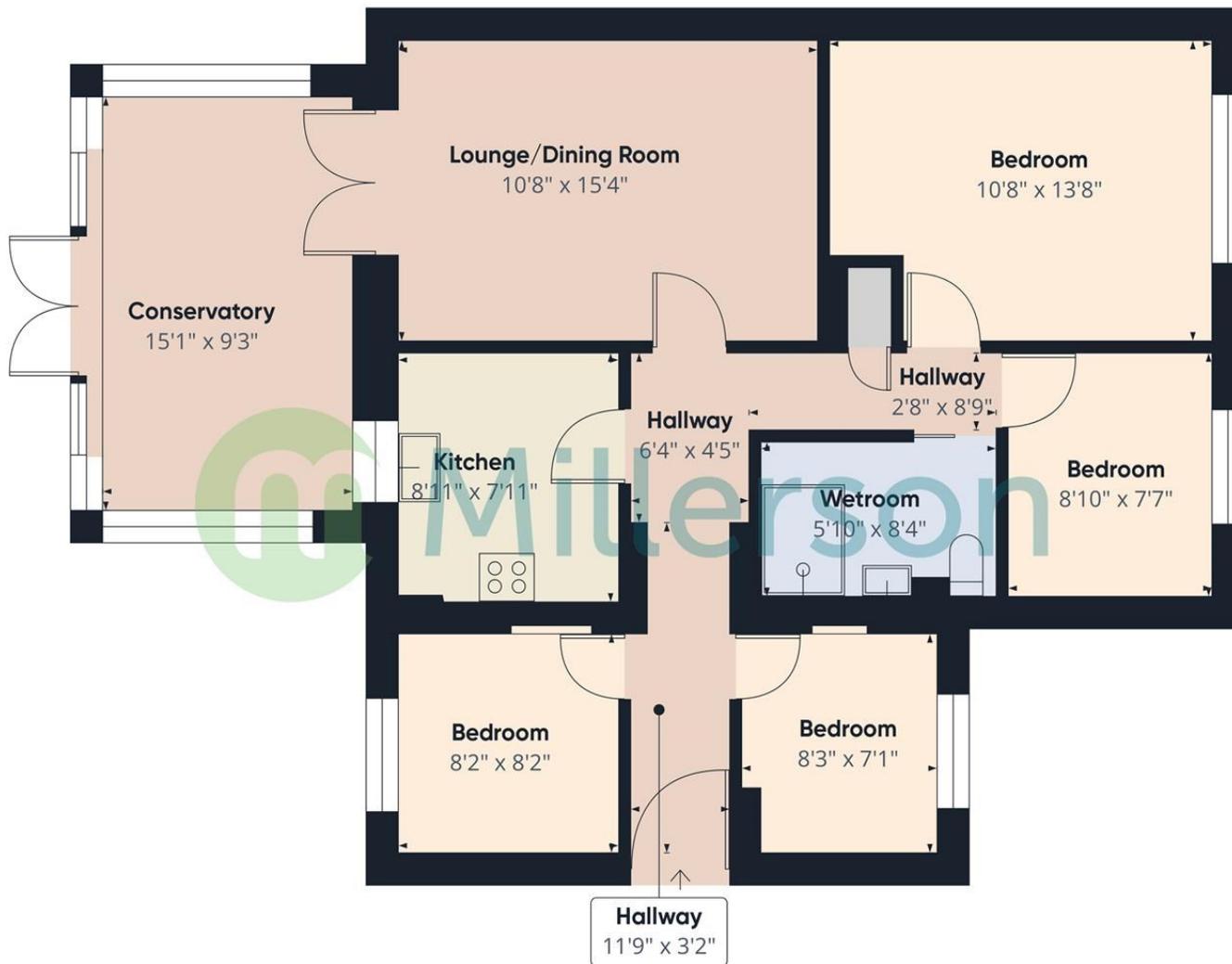
Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Approximate total area⁰⁰
858 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

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Here To Help

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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