



Gwel Kann | Park Bottom | Redruth | TR15 3FN

Price Guide £315,000



Gwel Kann | Park Bottom
Redruth | TR15 3FN
Price Guide £315,000

A well proportioned family home on this popular development at Park Bottom, Illogan.

There is a garage at the rear, additional parking space and EV CHARGING POINT, and an enclosed garden.

The property has an ensuite to the main bedroom, generous family bathroom and 3 bedrooms in all. The ground floor has a hallway off which is a cloakroom/w.c, a lovely sitting room and well appointed kitchen/dining room with doors opening to the rear garden.

- Double glazed
- Gas central heating
- Garage and parking
- EV Charging point
- NO CHAIN
- EPC B84
- Council Tax Band B

Hallway

Cloakroom/WC

Living room

17'2" x 11'10" (5.24m x 3.61m)

Kitchen/Dining room

18'9" x 10'3" (5.73m x 3.14m)

Landing

Bedroom

12'3" x 10'10" (3.75m x 3.31m)

Ensuite

8'9" x 4'0" (2.67m x 1.24m)





Bedroom

10'11" x 10'9" (3.35m x 3.29m)

Bedroom

9'2" x 7'5" (2.80m x 2.28m)

Bathroom

7'6" x 6'2" (2.30m x 1.89m)

Garage

Information

Tenure: freehold

EPC: B84

Council tax band B

Broadband availability: Superfast 80 Mbps 20 Mbps (Ofcom checker)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale



Ground Floor

Floor 1

Approximate total area¹⁾
 958.47 ft²
 89.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	94		

6 Churchtown
 St Agnes
 Cornwall
 TR5 0QW
 01872 552560
 stagnes@goundrys.co.uk
<https://www.goundrys.co.uk/>