



Bellflower, 2

Merritts Hill | Illogan | Redruth | TR16 4HD

Prices From £450,000



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- Four Bedrooms
- Brand New Development
- Adaptable Accommodation
- Garage And Parking
- High Quality Of Finish Throughout
- Available Now

STAMP DUTY PAID

Goundrys Estate Agents are delighted to offer to the market, the first property within this brand-new development, located just off Merritts Hill, Illogan.

'Grisdale Gardens' will offer five detached dwellings and one pair of semi-detached properties, all offering well appointed, four bedroom accommodation within this select development.

Finished to an excellent standard throughout, this property boasts adaptable accommodation, along with parking and a detached garage.

As mentioned, this attractive property provides four bedroom accommodation. Two bedrooms are found on the ground floor, along with a shower room which also includes a bidet, kitchen / dining room and a spacious utility room. The remaining two bedrooms are found on the first floor. The largest of the two, also offers an ensuite





comprising shower over bath, hand wash basin, WC , and heated towel rail.

This ideal family home has an air source heat pump which provides hot water and heating, underfloor to the ground floor and radiators to the first floor. There is a combination of high quality click herringbone vinyl flooring and wool carpets throughout

To appreciate the standard finish and accommodation, viewing comes highly recommended.

Along with secure gated parking and a garage, the property is complete with a paved garden to the rear and a decked area to the front.

Viewings are strictly by appointment but are available immediately.

Location

The village of Illogan offers a range of shopping facilities including a general store/post office, primary schooling and football and rugby clubs and Illogan is a short motoring distance from Tehidy country park and golf course. The popular coastal village of Portreath is within 3 miles and more facilities are available in Redruth where there is a main line railway station.

Hallway

Turning stairs to first floor

Living Room

14'0" x 12'9" (4.27m x 3.91m)

Kitchen/Dining Room

15'7" x 14'0" (4.76m x 4.28m)

Wonderfully appointed with Belfast sink, range cooker and integrated microwave, dishwasher and fridge/freezer.

Utility Room

3.43m x 2.15m (0.91m.13.11mm x 0.61m.4.57mm)



Bedroom

11'7" x 9'0" (3.54m x 2.76m)

Bedroom

11'6" x 9'0" (3.51m x 2.75m)

Shower Room

Landing

With access to store room

Master Bedroom

15'11" x 14'0" (4.86m x 4.29m)

Bedroom

11'6" x 7'9" (3.52m x 2.38m)

Garage

Detached single garage with up and over door.

Information

Tenure; Freehold

Council Tax: To be assessed

EPC: Tbc

Broadband: Tbc

STAMP DUTY PAID. The seller will cover the cost of a buyers stamp duty.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(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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