



Redannick Crescent | | Truro | TR1 2DQ

**Asking Price £230,000**



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- No Onward Chain
- Stylish Contemporary Property
- Modern Kitchen
- Shower Room
- Tucked Away Position
- Architect Designed
- Open Plan Living
- 2 Bedrooms
- Private Court yard
- Electric Heating

Found within the popular residential area of Redannick is this hidden gem of a property being Stylish and Contemporary being Architect Designed. The property has an open planing living space with a sleek modern kitchenette. There are 2 good sized bedrooms plus a modern fitted shower room. To the outside of the property there is an attractive seating area, parking space plus the carport. To the rear there is an enclosed private garden being low maintenance accessed via a gate. The property is offered to the market with no onward chain.





### Description

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### Location

The Mews is located in a tucked away position within the popular Redannick area of Truro being a short distance from Bosvigo Primary school. The property is also within close proximity to Truro city centre with its wide range of shops, restaurants and bars as well as a mainline railway station connecting to London Paddington.

### Entrance

#### Open Plan Living

14'9 x 13'7 (4.50m x 4.14m)

Incorporating the living accommodation and the kitchen area.

#### Bedroom

13'10 x 7'4 (4.22m x 2.24m)

#### Bedroom

10'3 x 6'10 (3.12m x 2.08m)

#### Shower Room

7'6 x 3'10 (2.29m x 1.17m )



Outside

Carport

Agents Information

Tenure: Freehold

Council Tax: Band B

EPC: D

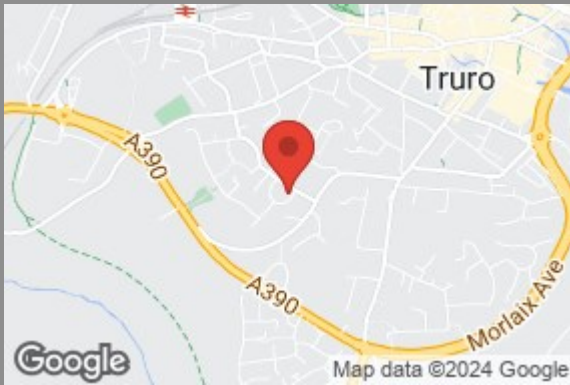
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.







**Approximate total area<sup>m</sup>**  
510.83 ft<sup>2</sup>  
47.46 m<sup>2</sup>

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	65	
(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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