



Lower Redannick | | Truro | TR1 2JW

Asking Price £450,000



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- Detached 4 Bedroom House
- Feature Bay Windows
- Modern Kitchen
- Enclosed Rear Garden
- Warmed By Gas Central Heating
- Master En-Suite Shower Room
- Separate Living Room
- Dining Room
- Driveway Parking
- No Onward Chain

Found in the popular residential area of Redannick in Truro City is this Detached 4 bedroom family home. This lovely property benefits from being light, airy and spacious throughout. From the front entrance porch a door opens into the living room which has a feature bay window and fire place, plus an office area to the rear of the room with patio doors opening into the garden. The dining room is of a good size and also has a feature bay window. The kitchen being 'L' shaped is fitted with a range of white wall and base units with complimentary worktops which incorporate a 5 ring gas hob with extractor fan over. On the first floor you will find the 4 good sized bedrooms and the family bathroom, the master bedroom having the added benefit of an en-suite shower room. To the front of the property there is driveway parking which leads to the garage/store room. The attractive rear garden is enclosed by walling and hedging being laid to lawn with a low maintenance gravel area. Offered to the market with No Onward Chain.





DESCRIPTION

Found in the popular residential area of Redannick in Truro City is this Detached 4 bedroom family home. This lovely property benefits from being light, airy and spacious throughout. From the front entrance porch a door opens into the living room which has a feature bay window and fire place, plus an office area to the rear of the room with patio doors opening into the garden. The dining room is of a good size and also has a feature bay window. The kitchen being 'L' shaped is fitted with a range of white wall and base units with complimentary worktops which incorporate a 5 ring gas hob with extractor fan over. On the first floor you will find the 4 good sized bedrooms and the family bathroom, the master bedroom having the added benefit of an en-suite shower room. To the front of the property there is driveway parking which leads to the garage/store room. The attractive rear garden is enclosed by walling and hedging being laid to lawn with a low maintenance gravel area. The property is warmed by gas central heating with double glazing.

LOCATION

The area of Redannick is only a short distance from the centre of Truro which offers a wide range of shopping and schooling facilities with a range of restaurants and bars and also a mainline railway station connecting to London Paddington.

ENTRANCE PORCH

LIVING ROOM

16'1" x 14'1" (4.91 x 4.29)

OFFICE AREA

11'0" x 4'1" (3.36 x 1.25)

DINING ROOM

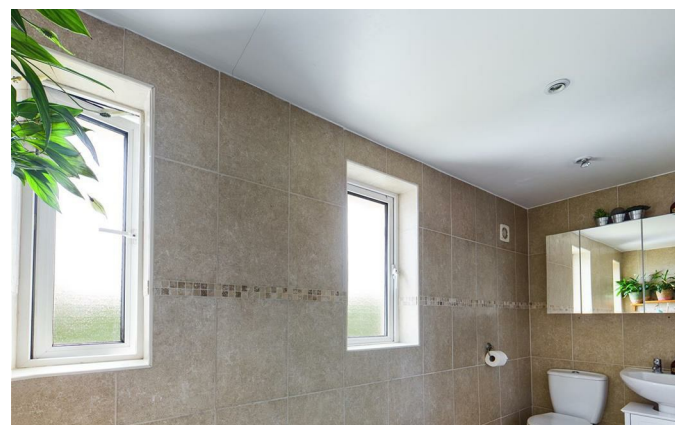
14'4" x 19'0" (4.38 x 5.80)

KITCHEN/BREAKFAST ROOM

12'7" x 16'0" (3.84 x 4.88)

LANDING

6'2" x 7'9" (1.88 x 2.35)



MASTER BEDROOM

15'11" x 14'0" (4.84 x 4.26)

ENSUITE

8'5" x 4'6" (2.56 x 1.38)

BEDROOM

10'0" x 11'0" (3.04 x 3.35)

BEDROOM

7'11" x 16'3" (2.42 x 4.96)

BEDROOM

13'0" x 11'0" (3.96 x 3.35)

BATHROOM

10'11" x 4'8" (3.34 x 1.42)

GARAGE/STORE ROOM

12'7" x 8'2" (3.84m x 2.49m)

OUTSIDE

The front of the property has a driveway proving parking for 2 vehicles, this leads to the garage/store. To the righthand side of the driveway there is a lawned area. The attractive enclosed rear garden is laid to lawn, with a patio seating area plus a low maintenance gravel area.

AGENTS NOTE

Tenure: Freehold
Council Tax Band C
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

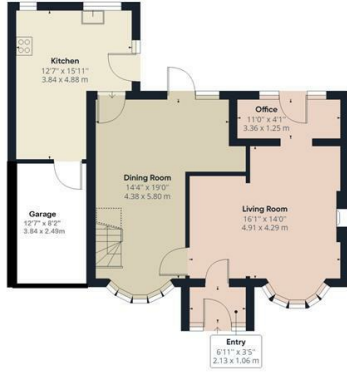

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

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.






Ground Floor Building 1

Approximate total area⁽¹⁾
1447.33 ft²
134.46 m²

Reduced headroom
4.64 ft²
0.43 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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		
(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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