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BILL BANNISTER

Sales & Lettings



Plot 1 Treleigh Gardens

Treleigh, Redruth, TR16 4AY

£285,000



Constructed by Garner Developments South West Ltd, this brand new detached house is of traditional block construction and is on a select development of only four properties offering three bedrooms, master en-suite, a lounge, fitted kitchen/diner, bathroom and cloakroom. It is double glazed, has heating via an air source heat pump, a garage with an electric sectional garage door, paviour parking and gardens to both front and rear.

Having successfully sold Phase 1 with very happy purchasers/occupiers now in situ, we are very pleased to offer Phase 2 with Plots 1 & 2 now being released. Constructed by GARNER DEVELOPMENTS SOUTH WEST LTD, there will be only four properties on the development and a 7 year surveyor's warranty by Douglas Cawley & Associates will be provided. To the first floor there are three bedrooms with the master having an en-suite and there is also a family bathroom. To the ground floor there is a kitchen/diner fitted with some electrical appliances, a lounge, hallway, cloakroom/wc and understairs cupboard. The property is of course double glazed and has underfloor heating to the ground floor and radiators to the first floor all using an air source heat pump. Externally there is an attached garage with an electric opening sectional garage door together with a generous paviour driveway providing extra parking. The property is of traditional cavity block construction with part composite cladding for ease of maintenance. Generous gardens are provided with gravel to the front and a lawn to the rear with some decking. The location gives easy access to Redruth, the A30, the north coast and Truro.

Please note that the following measurements have been taken from a plan and must be used for guidance only.

ENTRANCE VESTIBULE

With a door to:

CLOAKROOM

With a wash hand basin and a low level wc.

HALLWAY

Stairs to the first floor and an understairs cupboard.

LOUNGE

15' x 15' (4.57m x 4.57m)

KITCHEN/DINER

22'0" x 10'11" widening to 12'0" at the kitchen en (6.71m x 3.33m widening to 3.66m at the kitchen end)

With a window to the front and patio doors leading to the rear garden. The kitchen will be comprehensively fitted with plenty of base and eye level cupboards. There will be a fitted oven, hob, cooker hood, fridge, freezer and dishwasher.

FIRST FLOOR

MASTER BEDROOM

15' x 13' (4.57m x 3.96m)

With a window and a door to:

EN-SUITE

With a shower, a wall hung basin and a wc.

BEDROOM 2

13' x 12' (3.96m x 3.66m)

With a window to the rear elevation.

BEDROOM 3

9' x 9' (2.74m x 2.74m)

With a window to the front elevation.

LANDING

FAMILY BATHROOM

Having a panelled bath with a thermostatic shower, a modern wall hung basin and a wall hung wc. Ladder radiator.

OUTSIDE

To the front of the property there will be a low maintenance gravelled area and generous paviour parking leading to the GARAGE 19' x 11' (5.79m x 3.35m) with an electric door and a rear pedestrian door. (The builder informs us that the gable wall of the garage is of cavity block so subject to any permissions etc that may be necessary, there is potential scope for conversion in the future). There is side access to the rear which is of a generous size and will be laid to lawn with a decked area.

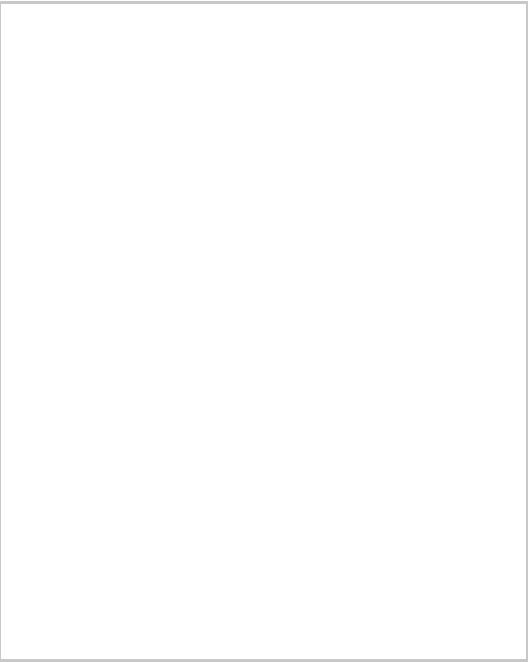
DIRECTIONS

Proceeding on the A30 westbound take the Redruth turning and at the top bear immediately left onto the old dual carriageway. Proceed over the roundabout and turn right by the Treleigh Arms and primary school. Proceed along here and the small development will be found on the left.

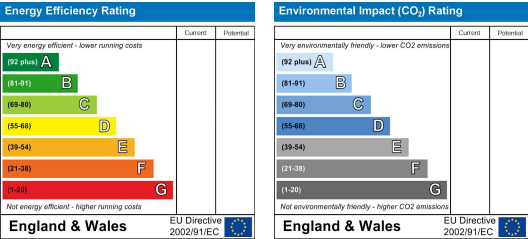
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.