



- Mid Terraced House
- Excellent City Location
- Offered Chain Free
- EPC C69

Redannick Lane, Truro

This lovely two bedroom terraced freehold house is available to buyers over 55 years. Excellent access is offered to all amenities in Truro along with communal garden areas and residents parking. Viewing advised.

Asking Price of £120,000 Freehold

14 Robartes Court, Redannick Lane, Truro, TR1 2XX

THE PROPERTY Millerson are pleased to offer this lovely two double bedroom terraced house offering excellent access to all amenities in Truro. Well maintained throughout and offered chain free we advise a viewing to really appreciate this property. Internally there is an entrance hallway, cloakroom, lounge, kitchen/diner and a small conservatory. Upstairs there are two double bedrooms and a shower room. The property also benefits from double glazing and electric heating. Robartes Court is a small development for residents over 55 years of age. There are good communal facilities including garden areas, parking, residents lounge, guest suite and laundry room. Although the property is sold Freehold there is a Service Charge payable of approx. £220 per calendar month.

ACCOMMODATION IN DETAIL (All dimensions are approximate)

Double Glazed front door into:

ENTRANCE PORCH Cloaks hanging space. Doors off to:

CLOAKROOM Fitted with a matching white suite comprising a low level, close coupled WC, wash hand basin. Double glazed obscure window. Consumer units.

LOUNGE 15' 9" x 11' 1" (4.8m x 3.38m) Lovely reception room with a double glazed, part obscured window to the front. Electric panel heater. Stairs to first floor. Door to:

KITCHEN/DINER 11' 1" x 7' 11" (3.38m x 2.41m) Nicely fitted with a range of modern white, base, wall and drawer units with roll edge worktops over and contemporary tiled surrounds. Space for cooker and fridge/freezer. Built in extractor hood. Stainless steel single drainer sink. Door to Airing Cupboard housing the hot water tank with shelved storage space. Double glazed window to the rear. Electric panel heater. Door to:

CONSERVATORY 5' 11" x 4' 10" (1.8m x 1.47m) Fully double glazed with opening window and door to the side. Tiled floor. Light and power connected.

FIRST FLOOR LANDING Loft access. Doors off to:

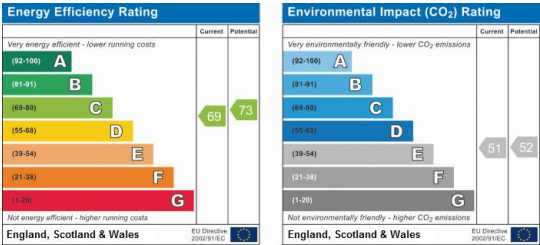
BEDROOM ONE 11' 1" x 9' 7" (3.38m x 2.92m) A good size double bedroom with a double glazed window to the front aspect overlooking the courtyard garden and benefitting from some city views. Door to a built in overstairs cupboard. Electric radiator.

BEDROOM TWO 11' 2" x 7' 11" (3.4m x 2.41m) Another double bedroom with a double glazed window to the rear aspect. Electric radiator.

SHOWER ROOM Fitted with a matching modern white suite comprising a low level, close coupled WC and pedestal wash hand basin. Shower cubicle with electric shower. Tiled surrounds. Extractor fan. Heated towel rail.

OUTSIDE The property is located in a courtyard of similar properties with access to communal garden areas, laundry room, residents lounge and a guest suite for visitors to utilise.

Agents Note: The property is Freehold but does pay a service Charge of approx. £220 per month which covers the management fees, grounds maintenance, cleaning and lighting of communal areas, external decoration and buildings insurance. In accordance with the 1979 Estate Agents Act, we confirm that the seller of this property is an employee of Millerson.



TO ARRANGE A VIEWING PLEASE CONTACT

01872 573700

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