

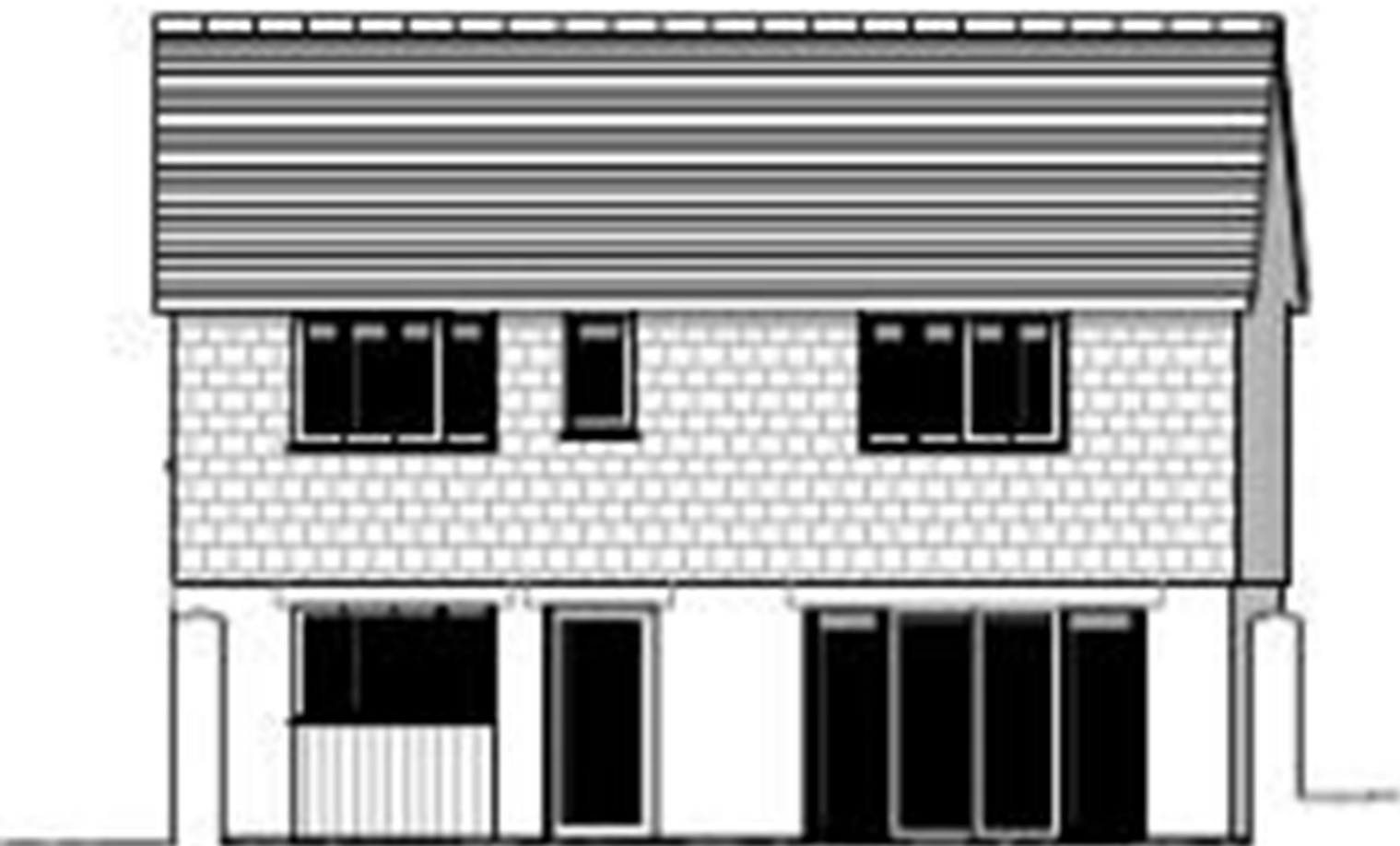
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# BILL BANNISTER

Sales & Lettings



## Plot 7, St Andrews Mews Clinton Road

Redruth, Redruth, TR15 2FX

**£295,000**



We are pleased to offer this high quality brand new detached house currently under construction. There are three bedrooms, master with en-suite, a lounge and a very well fitted kitchen and bathroom. The property benefits from gas fired heating being underfloor to the ground floor and externally there is an enclosed garden with two parking spaces.



Image Of Similar Property



Image Of Similar Property



Image Of Similar Property

Situated in a very popular and indeed most convenient location, we are now offering the last property in this small very thoughtfully laid out and finished development. Three bedrooms will be provided to the first floor together with a family bathroom and an en-suite. Wardrobes will also be provided to two of the bedrooms. To the ground floor there is a sitting room with an oak floor and double doors leading to the garden with access to the fitted kitchen/dining room. The property will have slate roof and vertical slate cladding to the front, rear and gables at first floor height. Windows will be power coated externally and timber painted inside and this is complemented by a gas combination system with underfloor heating to the ground floor. The property has mechanical ventilation with heat recovery giving clean fresh air whilst warming your home. Filters are also included to remove dust and irritants. The kitchen will have a good range of units supplied by Kitchen Kit of Truro and are designed for today's modern style living. Appliances will be provided as listed in the full details. The bathrooms will be good quality including stylish vanity units, taps and showering by Hans Grohe and a rigid and durable steel bath. The first floor elevation has a master bedroom with an en-suite facility and a double fitted wardrobe. The property will be satellite wired with an aerial installed and Cat 5/6 as standard for high speed broadband transmission. Smoke detectors and fire alarms report direct to an app for regular testing. Externally there will be enclosed gardens together with parking for two vehicles. There will be PIR security lighting, an external double socket, a water tap and a shed will also be supplied with a double socket and light.

Construction will be commencing shortly and attached to the details are plans together with full details of the specification.

Tucked behind the popular tree lined Clinton Road, you are within perhaps three hundred yards of local specialist shopping facilities in Bond Street and a little further on is the town centre and the railway station.

The following measurements are for guidance only and taken from plan.

ENTRANCE HALLWAY

CLOAKROOM

LOUNGE  
19'8" x 13'9" (6.00m x 4.20m)

KITCHEN/DINER  
19'8" x 15'5" (6.00m x 4.70m)

FIRST FLOOR

BEDROOM 1  
19'4" x 12'1" (5.90m x 3.70m)

EN-SUITE

BEDROOM 2  
11'1" x 9'2" (3.40m x 2.80m)

BEDROOM 3  
12'5" x 7'6" (3.80m x 2.30m)

FAMILY BATHROOM

OUTSIDE

There will be an enclosed lawned garden with a patio area and two adjoining parking spaces.

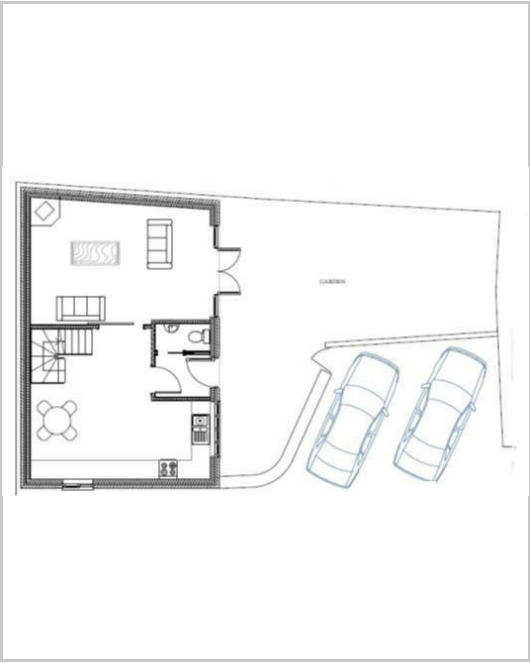
DIRECTIONS

From our office in Redruth turn right into Penryn Street and then left into Station Hill. Turn right at the lights and under the iron bridge into Bond Street. Turn left by St Andrews Church into Heanton Terrace and the property is situated behind the church along the rear lane of Clinton Road.

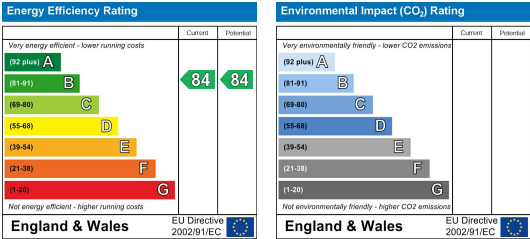
Area Map



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.