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£212,500

Trenoweth Estate, North Country, TR16 4AQ



- THREE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- GAS CENTRAL HEATING
- BTL OR OWNER OCCUPIER
- DOUBLE GLAZED
- EDGE OF DEVELOPMENT
- IDEAL FAMILY HOME

A three bedroom family home located in North Country with easy access to the A30, Redruth and local amenities with the beaches of Portreath and Porthtowan some 4 miles away. The property is currently let but will be available with vacant possession. The accommodation comprises of: - Entrance Hall, Lounge, Dining Room, Kitchen, Rear Lobby, Cloakroom/WC and to the first floor Two Double Bedrooms, One Single Bedroom and the Bathroom/WC. The property is double glazed and benefits from Gas Central Heating. EPC: C



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Approached via a gated access to the front garden with path up to a UPVC front door opening into:-

ENTRANCE HALL

There are stairs rising to the first floor with open storage beneath, radiator, telephone point and doors the lounge and dining room.

LOUNGE

14'3" x 12'1" (4.34m x 3.68m)

A well-proportioned room with a double glazed window to the front, feature fireplace, radiator and TV aerial point.

DINING ROOM

20'8" x 9'5" (6.30m x 2.87m)

A good sized second reception room with a fireplace with inset electric fire, radiator and archway to:-

KITCHEN

19'5" x 8'5" (5.92m x 2.57m)

Previously extended and well-appointed with a range of eyelevel cupboards and units with work surface over, inset one and a half bowl sink with side drainer, tiled splashbacks, gas range cooker with extractor over, space for an upright fridge freezer, wall mounted gas combi boiler, double glazed window to the rear, twin skylight windows, radiator and a door to:-

REAR LOBBY

There is space and plumbing for a washing machine, door to the rear courtyard and a door to:-

CLOAKROOM/WC

There is a close coupled WC, wash hand basin and fully tiled walls.

FIRST FLOOR

LANDING

There are doors to all bedrooms and the Bathroom/WC. Radiator and loft access hatch.

BEDROOM ONE

13'2" x 10'5" (4.01m x 3.18m)

A good sized bedroom with built in wardrobes, radiator and a double glazed window to the front.

BEDROOM TWO

11'10" x 8'6" (3.61m x 2.59m)

A useful second double bedroom with double glazed window to the rear and radiator.

BEDROOM THREE

10'0" x 8'1" (3.05m x 2.46m)

A well-proportioned single bedroom with a double glazed window to the front and radiator.

BATHROOM/WC

There is a corner bath with mixer shower and electric shower over, close coupled WC, pedestal mounted wash hand basin, radiator, fully tiled walls and double glazed window to the rear.

OUTSIDE

FRONT GARDEN

Bounded by fencing and hedging and mostly laid to lawn.

REAR COURTYARD

Bounded by walling with gated access to the rear,

AGENTS NOTE

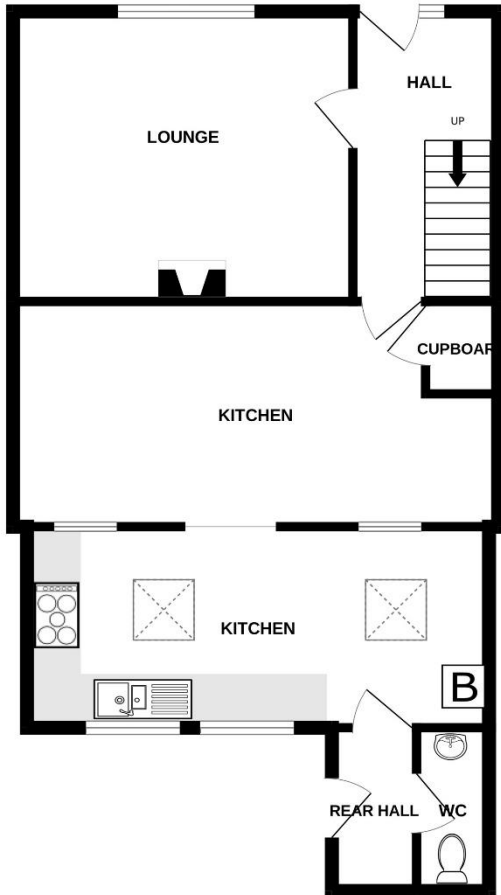
This property has been rated as Band A for council tax.

ENERGY EFFICIENCY RATING

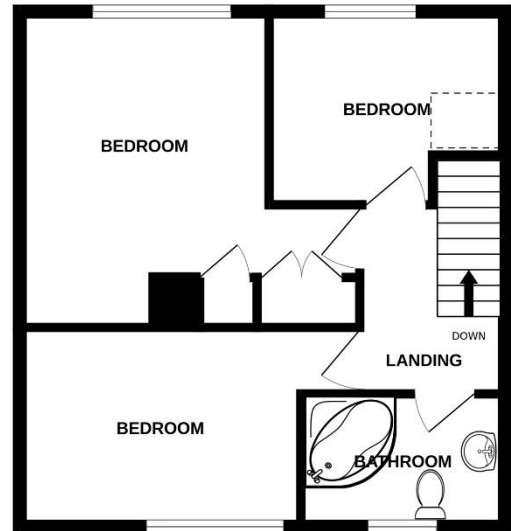
This property has been rated as C (73) with a potential rating of B (85).



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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