



Polhilsa, Stoke Climsland, Callington, Cornwall PL17 8PP  
Tel: (01579) 370740 Fax: (01579) 370920 Web: [www.sellecknicholls.co.uk](http://www.sellecknicholls.co.uk) Email: [info@sellecknicholls.co.uk](mailto:info@sellecknicholls.co.uk)

## **ST MABYN** **REDMOOR PARC, KELLY BRAY, CALLINGTON.**



**£127,000**

- A THREE BEDROOM PROPERTY
- DOUBLE GLAZED UPVC WINDOWS
  - GAS CENTRAL HEATING
- MASTER BEDROOM WITH EN-SUITE
  - GARDENS
  - ALLOCATED PARKING
- FLOOR COVERINGS THROUGHOUT
  - 10 YEAR NHBC WARRANTY

A brand new property with accommodation comprising; lounge, kitchen/diner, ground floor wc, three bedrooms with master en-suite, family bathroom, gardens and allocated parking.

## ST MABYN, REDMOOR PARC, KELLY BRAY, CALLINGTON.

<b>ENTRANCE</b>	Obscure glazed feature composite entrance door through to;
<b>HALLWAY</b>	Stairs to first floor, mains powered smoke alarm, double electric socket, meter cupboard and radiator. Door through to;
<b>KITCHEN/DINER</b>	<b>15'0 (4.5m) narrowing to 11'5 (3.5m) x 11'0 (3.4m) narrowing to 9'5 (2.9m) approx</b> Door to understairs cupboard, radiator, window to front elevation. Fitted kitchen comprising wall units with cupboards under and work surface over. Stainless steel 1 ½ bowl sink unit with single drainer. Space for washing machine, and fridge/freezer, five double electric sockets and three single electric sockets. Stainless steel electric oven, stainless steel gas hob with chimney style extractor hood over. Door to separate WC.
<b>W.C.</b>	White suite comprising low level w.c and vanity wash hand basin.  Door from Kitchen through to;
<b>LOUNGE</b>	<b>15'0 (4.5m) x 12.3 (3.7m) approx</b> Radiator, telephone point, heating thermostat, TV aerial point and four double electric sockets. uPVC double glazed French casement doors to rear garden.
<b><u>FIRST FLOOR</u></b>	
<b>LANDING</b>	Access to loft space with light. Airing cupboard, mains powered smoke alarm, double electric socket.
<b>BATHROOM</b>	Frosted uPVC double glazed window to the side elevation. Panel bath, low level WC, pedestal wash hand basin. Radiator.
<b>MASTER BEDROOM</b>	<b>10'7 (3.25m) x 10'5 (3.2m) approx</b> uPVC window to front elevation. Radiator, TV aerial point and three double electric sockets. Built-in cupboard. Door leading through to;
<b>EN-SUITE</b>	Frosted uPVC double glazed window to front elevation. White fitted suite comprising shower cubicle with electric shower, low level w.c and pedestal wash hand basin.
<b>BEDROOM 2</b>	<b>9'5 (2.9m) x 8'4 (2.6m) approx</b> uPVC double glazed window to rear elevation, radiator and two double electric sockets.
<b>BEDROOM 3</b>	<b>9'5 (2.9m) x 6'0 (1.8m) approx</b> uPVC double glazed window to rear elevation, radiator and two double electric sockets.

**ST MABYN, REDMOOR PARK, KELLY BRAY, CALLINGTON.**

**OUTSIDE** To the rear of the property there is a garden. Allocated parking.

**VIEWING/  
REGISTRATION** By appointment only. Please telephone 01579 384842.

***Disclaimer:** These particulars are for information only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. These details comply with the Property Misdescriptions Act 1991.*

