



Polhisa, 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)

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## **ST BREWARD** **REDMOOR PARC, KELLY BRAY.**



**AWAITING PHOTOGRAPHS**  
SITE ELEVATION DRAWINGS FOR INFORMATION ONLY.

**£87,000**

- A TWO BEDROOM PROPERTY
- DOUBLE GLAZED UPVC WINDOWS
  - GAS CENTRAL HEATING
  - GARDENS
  - ALLOCATED PARKING
- FLOOR COVERINGS THROUGHOUT
  - 10 YEAR NHBC WARRANTY

A brand new property with accommodation comprising; Lounge, Kitchen/Diner, ground floor wc, two bedrooms, family bathroom, gardens and allocated parking.

## ST BREWARD, 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, metre cupboard and radiator. Door through to;
<b>KITCHEN/DINER</b>	<b>15'0 (4.5m) narrowing to 11'5 (3.5m) x 10'0 (3.0m) narrowing to 8'2 (2.5m) approx</b> Door to understairs cupboard, radiator, window to front elevation. Fitted kitchen comprising Wall units with base units under and work surface over. Stainless steel 1½ bowl sink unit with single drainer. Space for washing machine, dishwasher and fridge/freezer. Stainless steel electric oven with stainless steel gas hob and chimney style extractor hood over. Four double electric sockets and three single electric sockets. 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>13'4 (4.1m) 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>	White suite comprising panel bath with electric shower, curtain rail with fitted curtain over, low level WC, pedestal wash hand basin. Radiator.
<b>BEDROOM 1</b>	<b>13'4 (4m) narrowing to 10'0 (3m) x 11'5 (3.5m) approx</b> uPVC window to front elevation, radiator, TV aerial point and three double electric sockets. Built-in wardrobe.
<b>BEDROOM 2</b>	<b>13'4 (4m) x 8'6 (2.6m) approx</b> Window to rear elevation, radiator and two double electric sockets.
<b>OUTSIDE</b>	To the rear of the property there is a garden area. Allocated parking.
<b>VIEWING/ REGISTRATION</b>	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.*

