



Polhisa, Stoke Climsland, Callington, Cornwall PL17 8PP
Tel: (01579) 370740 Fax: (01579) 370920 Web: www.sellecknicholls.co.uk Email: info@sellecknicholls.co.uk

ST IVES **REDMOOR PARC, KELLY BRAY.**



AWAITING PHOTOGRAPHS
SITE ELEVATION DRAWINGS FOR INFORMATION ONLY.

£127,000

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

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

ST IVES, REDMOOR PARC, KELLY BRAY, CALLINGTON.

ENTRANCE	Obscure glazed feature composite entrance door through to;
HALLWAY	Stairs to first floor, mains powered smoke alarm, heating thermostat, double electric socket and radiator. Storage cupboard. Doors through to Lounge & Kitchen/Diner. Door through to;
W.C	White suite comprising low level w.c and vanity wash hand basin.
KITCHEN/DINER	3.9m (13'0) x 2.6m (8'5) approx 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 with electric sockets. Electric oven with gas hob and extractor hood over. Four further double electric sockets and three single electric sockets.
LOUNGE	3.9m (13'0) x 3.2m (10'5) approx Radiator, telephone point, TV aerial point and four double electric sockets. uPVC double glazed French casement doors to rear garden.
<u>FIRST FLOOR</u>	
LANDING	Access to loft space with light. Airing cupboard, mains powered smoke alarm, double electric socket.
BATHROOM	White suite comprising panel bath with electric shower, curtain rail with fitted curtain over, low level WC, pedestal wash hand basin. Radiator.
BEDROOM 1	3.5m (11'5) x 3.1m (10'0) approx Window to front elevation, radiator, TV aerial point and three double electric sockets.
BEDROOM 2	3.1m (10'0) narrowing to 2.6m (8'5) x 2.5m (8'0) approx Window to front elevation, radiator, TV aerial point and two double electric sockets.
BEDROOM 3	2m (6'5) x 2.8m (9'0) approx Window to rear elevation, radiator and two double electric sockets.
OUTSIDE	To the rear of the property there is a garden area. Allocated parking.
VIEWING/ REGISTRATION	By prior 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.*

