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**Jennings Road,
Redruth**

**£220,000
Freehold**





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Property Introduction

Located on Truro side of Redruth, this modern house has two double bedrooms and unusually, two bathrooms plus a ground floor cloakroom.

With gas central heating, double glazing, off-road parking and an enclosed rear garden, we consider this an excellent choice for a first-time purchase or someone seeking a quality modern home.

Viewing our interactive virtual tour is strongly encouraged as well as making a personal viewing appointment.

Location

The development was built in approximately 2016 and is located on the Truro side of Redruth tucked away in a no-through road.

The A30 trunk road is approximately a two minute drive away providing access to Cornwall and beyond. There is a supermarket approximately 600 yards from the property with the town of Redruth approximately one mile away with a range of commercial and retail outlets. Redruth Secondary School is within walking distance with Treleigh Primary School even closer.

Truro is approximately nine miles away with a further range of facilities with the towns of Falmouth and Camborne also being within striking distance.

ACCOMMODATION COMPRISES

Front door into:-

ENTRANCE HALL

Radiator. Stairs to first floor.

CLOAKROOM

uPVC double glazed window to the front. Low level WC, wash hand basin and fuse box. Radiator.

KITCHEN 10' 6" x 6' 0" (3.20m x 1.83m) maximum measurements

Double glazed window to the front. The kitchen is really well-appointed using all of the available space and a number of built-in appliances which include a built-in four-ring gas hob with oven and grill below and extractor fan above. Built-in 'Zanussi' dishwasher, built-in 'Beko' washing machine, built-in large fridge/freezer with high level storage above, pull-out full-height larder tower and a further range of units at both base and eye-level. Stainless steel single drainer sink unit with mixer tap above and timber-effect working surfaces. Inset ceiling spotlights.

LOUNGE/DINING ROOM 14' 7" x 13' 1" (4.44m x 3.98m) maximum measurements, irregular shape

A super room with double patio doors to the rear opening to the garden with further double glazed side panels providing a good amount of light. Large under stairs storage cupboard. Radiator.

FIRST FLOOR LANDING

Access to roof space and radiator.

BEDROOM ONE 11' 0" x 9' 1" (3.35m x 2.77m) maximum measurements, irregular shape

Double glazed window to the rear overlooking the garden. Large built-in double wardrobe with hanging rail and shelf above. Radiator.

EN-SUITE BATHROOM

Comprising of a shower cubicle with wall-mounted shower and mixer tap, low level WC, wash hand basin, courtesy mirror, extractor fan, shaver socket and inset spotlighting. Heated ladder towel rail.

BEDROOM TWO 13' 2" x 7' 10" (4.01m x 2.39m) maximum measurements

Being equally good in size with a double glazed window to the front. Built-in large linen/storage cupboard with wall-mounted heater. Radiator.

BATHROOM

A white suite consisting of panelled bath with wall-mounted shower attachment over, low level WC and wash hand basin. Wall-mounted heated towel rail, tiling to walls, extractor fan and inset spotlighting.

OUTSIDE

To the rear of the property is a level enclosed garden with a large decked space with a step down to an artificial lawn, shed and path. There is a rear gate which leads to the parking area where the property has one allocated parking space. There is a small bedded garden to the front of the property and unrestricted on-road parking.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'. As is commonplace with many modern developments, an estate charge (£186.00 for 2024) is paid for the upkeep of roads, verges and communal green space.

DIRECTIONS

From Avers Roundabout, take the road to the A3047 towards Scorrier/Truro. At the next roundabout, take the second exit (turning right) and then immediately right into Jennings Road. The property will be identified on the left-hand side by one of our For Sale boards. If using What3words: gashes.roost.retrial



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 96 |
| (81-91) | B | 82 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



MAP's top reasons to view this home

- Modern two double bedroom house
- Principal bedroom with en-suite shower room
- Kitchen with range of built-in appliances
- Bright lounge/dining room with patio doors to outside
- Gas central heating
- Double glazed windows
- Enclosed, level rear garden
- Allocated parking and unrestricted parking outside
- Edge of town location with great access to Truro and A30
- Well presented



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