## Floor 0

Terrace
33'5" x 9'11"
10.21 x 3.03 m

WC
2'10" x 6'0"
0.87 x 1.83 m

Laundry Room
5'0" x 6'0"
1.55 x 1.83 m

Living Room
11'4" x 17'9"
3.46 x 5.43 m

Kitchen
11'3" x 11'4"
3.45 x 3.46 m

**Floor 0**

## Floor 1

Bedroom
11'3" x 7'8"
3.45 x 2.36 m

Bedroom
8'0" x 17'9"
2.46 x 5.43 m

Bedroom
11'4" x 9'8"
3.46 x 2.95 m

Bathroom
6'10" x 6'1"
2.11 x 1.87 m

**Floor 1**

**Energy Efficiency Rating**

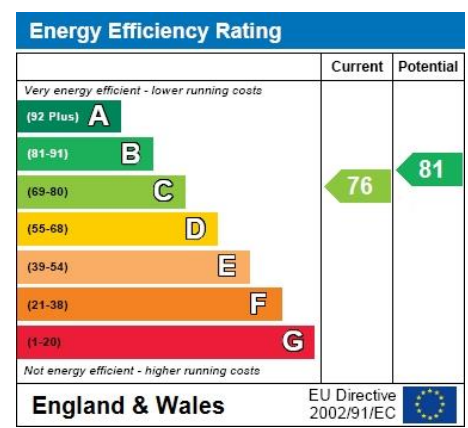| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | 81 |
| | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales**  EU Directive 2002/91/EC

- Three bedroom semi-detached
- CHAIN FREE
- Private parking for two vehicles
- All modern fixtures and fittings
- Ideal family home
- Ideal investment
- Close to all amenities

## Price £330,000

Located within the new development of Trerammet Crescent, a stones throw from Tintagel town centre, we are proud to present this three bedroom semi detached house with parking for two vehicles and decked garden to the rear with lovely views of countryside and river.

## Description

Located within the new development of Trerammet Crescent, a stones throw from Tintagel town centre, we are proud to present this three bedroom semi detached house with parking for two to three vehicles and decked garden to the rear with lovely views of countryside and river. This is a highly efficient new build home with a solar panel array and electric high efficiency heating, modern kitchen and bathroom, and easy walking access to all amenities.

## Entrance

From Trerammet Crescent, pull onto the spacious block paved driveway with room for 2 vehicles. Walk to the composite, part glazed front door, and into a spacious hallway with doors to the downstairs WC , Lounge, Kitchen, and under stairs cupboard housing the water heater. Thermostatic, low consumption electric radiator. and consumer unit. Turning staircase to the upper floor.

## Lounge

17'10" (5.44m) x 11'4" (3.45m) Window and patio doors to the rear aspect with views over countryside, river, and rear decking.Thermostatic, low consumption electric radiator. TV and telephone points.

## Kitchen

11'3" (3.43m) x 11'4" (3.45m) Modern light grey wall and base units with dark coloured work top. Four ring Bosch hob with Bosch oven under and extractor fan over. Inset sink with mixer tap. Built in fridge freezer and dishwasher. Window to the front aspect looking out to Trerammet Crescent. Thermostatic, low consumption electric radiator. Tiled floor.

## Utility Room

5'1" (1.55m) x 6'0" (1.83m) Accessed from the kitchen. Glazed door leading to the rear decking. Matching base units and worktop. Inset stainless steel sink with mixer tap. Built in washing machine and room for a dryer. Thermostatic, low consumption electric radiator. Tiled floor. Shelving.

## Downstairs WC

Excellent sized WC with a low level WC and pedestal wash hand basin fitted. Heated towel rail. Spot lighting.

## Upstairs Hallway

Turning staircase leading up to the top hallway with doors to three bedrooms, family bathroom, and storage closet.

## Bedroom 1

17'10" (5.44m) x 8'1" (2.46m) Dual aspect room with windows to the front and rear aspects. Thermostatic, low consumption electric radiator.

## Bedroom 2

7'9" (2.36m) x 11'4" (3.45m) Window to the rear aspect. Thermostatic, low consumption electric radiator..

## Bedroom 3

11'4" (3.45m) x 9'8" (2.95m) Window to the front aspect. Thermostatic, low consumption electric radiator.

## Bathroom

6'10" (2.08m) x 6'1" (1.85m) Panelled bath with mains shower over and glass splash screen. Sink on vanity unit with storage. Low level WC. Heated towel rail. Window to the front aspect. Tiled floor. Spot lighting.

## Outside

To the front there are planting beds under the windows and small lawn areas to either side of the access path. To the side is a block paved parking driveway with a fenced gateway to the rear. Through the gate leads into the rear garden which has a small area of chippings, large enough to have a table and chairs, ideal for morning coffee in the sunshine. The lawn goes to the rear boundary with views over the stream and countryside beyond. Wooden stairs lead up to a large decking area to the rear of the house with plenty of room for table and chairs, hot tub etc.

## Agents Notes

This is a lovely semi detached family home .The house is only approx 4 years old and so still has the majority of its guarantee. Impeccable condition and no chain. Highly efficient with solar panels and high efficiency, low consumption heating. A definite property for your viewing list.