



**Status:** Vacant

**Notice period:** None Required

**Property description:**

Comprises of: A two storey four bedroom detached house. The accommodation within is laid out over two levels and briefly comprises the following:

**Ground Floor:** Hallway, office, living/dining room, sun room, kitchen/breakfast room, utility and W.C.

**First Floor:** Landing, front left hand side bedroom, rear left hand side bedroom, bathroom, rear right hand side bedroom, front right hand side bedroom and en suite shower room.

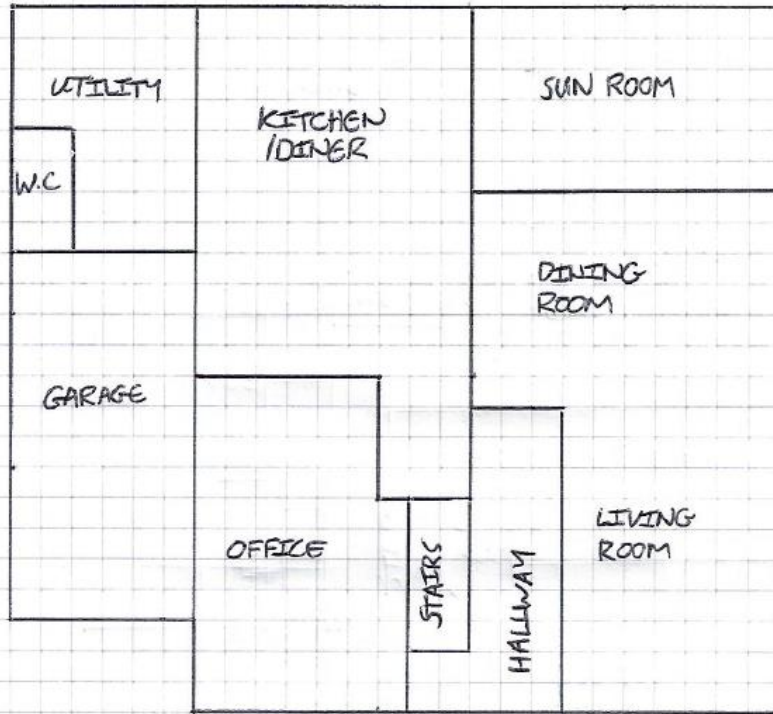
Outside: Small rear and side garden, garden shed. Parking

Gas central heating

EPC rating C/75

Wheal Uny, Trewirgie Hill, Redruth, Cornwall TR15 2TD





GROUND FLOOR

Ground Floor:

Hallway – various

Living room area (front) – 3.89 x 5.27

Dining room area (rear) – 5.33 x 3.08

Office – 2.99 x 5.49

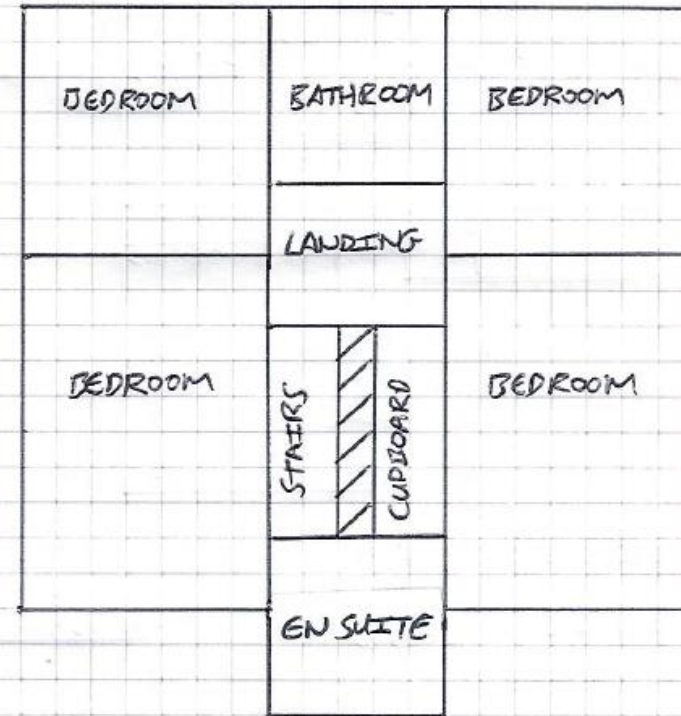
Kitchen/diner – 3.69 x 5.51

Utility – various

Ground floor WC – 0.9 x 2.0

Sunroom – 4.89 x 2.37

All measurements are approximate, are not to be relied upon, and are to be checked on site. Measurements given as width x length, as viewed facing front elevation. Measurements are approximate and in metres to the nearest centimetre.



FIRST FLOOR

First Floor:

Landing – 2.07 x 2.07

Front le<sup>ft</sup> hand side bedroom – 2.98 x 4.89

Rear le<sup>ft</sup> hand side bedroom – 2.99 x 3.29

Bathroom – 2.07 x 2.18

Rear right hand side bedroom – 3.88 x 3.28

Front right hand side bedroom – 3.89 x 4.88

En-suite shower room – 1.93 x 2.65