



## Flat 2 Hardy House The Square

Stithians, Truro, TR3 7AY

**£159,950**



Offered for sale with no onward chain, this lovely light and airy ground floor flat is situated in a popular village location and benefits from well presented accommodation. There is a good sized bedroom, a lounge, a fitted kitchen/diner with appliances and a shower room. It is double glazed and this is complemented by electric panel heaters. Externally there is a south facing front garden and a communal garden to the rear.



Available for sale with no onward chain, we bring to market this well presented, bright and spacious ground floor flat, ideally positioned in the middle of this popular community focused village and one of six properties within a Victorian building. Outer door entry takes you into a shared access hallway where you will find the front door opening into the large lounge/living room which is at the front of the building and south facing. Open access is given to a hallway which leads to the large bedroom. The very modern double aspect kitchen/diner is well equipped in terms of storage space and integrated appliances where you will find an electric hob with an oven and grill below, extractor hood over, separate base level fridge and separate base level freezer. The shower room has been recently updated to a large shower cubicle with aqua board splash back and is fitted with a thermostatic shower. Heating in the property is via electric panel heaters. Externally, there is a pleasant and manageable south facing front garden. To the rear of the block, there is a communal garden. In terms of location, the village of Stithians is a very popular location as it lies in the middle of the triangle bounded by Redruth, Helston and Falmouth, all of which can be reached by public transport. The local primary school along with pre-school is very convenient in being a couple of minutes walk from the property. Furthermore, there is a doctor's surgery also within a very short walking distance. There is a convenience store across the road and a popular public house just around the corner. There is a monthly produce market held at the nearby Stithians Centre where you will also find the library. There is also a large children's play area within a short walking distance. Further afield, Stithians Lake and its activities centre are within two miles and the city of Truro can be reached in less than half an hour by car. The surrounding area also offers many countryside walks.

Wooden outer door opens to:

**SHARED HALLWAY**

Internal door to:

**LOUNGE**

11'8" x 14'2" (3.58m x 4.33m)

Upvc double glazed window overlooking the front garden and aspect. Gabarron electric panel heater and mains smoke alarm. Open access to:

**HALLWAY**

Door to:

**BEDROOM**

13'1" x 10'6" (4.00m x 3.22m)

A good sized room with a upvc double glazed window overlooking the rear aspect of the block and the communal gardens. Mains smoke alarm, Gabarron electric panel heater and a full height cupboard housing a hot water cylinder and a separate hot water heater.

**KITCHEN/DINER**

7'8" x 11'8" (2.34m x 3.58m)

A dual aspect room fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces and metro tiled splash backs. Beko integrated electric hob with a Beko oven and grill below plus an integrated extractor hood over. Stainless steel one and a half bowl sink and drainer below a upvc double glazed window overlooking the rear communal area and aspect. Space and plumbing for a washing machine. Integrated base level Fridgemaster fridge and an integrated base level Fridgemaster freezer. Upvc double glazed window overlooking the side aspect. Integrated EI mains smoke alarm.

**SHOWER ROOM**

7'4" x 5'5" (2.25m x 1.67m)

Low level wc, wash hand basin with a tiled splash back, glass shelf and mirror above. Shower cubicle with a thermostatic shower, aqua boarding and sliding glass doors. Upvc obscure double glazed window to the front aspect. Wall mounted towel radiator and Ventaxia extractor fan.

**OUTSIDE**

To the front a gate from the pedestrian pathway leads to the front door. There is a traditional walled border with a front garden consisting of mature plants, bushes and shrubs. To the rear there is a communal garden area being mainly laid to lawn with raised borders of mature bushes, plants, shrubs and trees.

**DIRECTIONS**

From our office in Redruth take the main road towards Falmouth passing through Lanner village and at the crossroads at the top of Ponsanoth Hill turn right sign posted to Stithians. Continue along Tubbon Hill, into Foundry Road and continue on into East Road. Turn right into New Road and follow this along where the property will be found on the right hand side by the turning to Crellow Lane.

**AGENTS NOTE**

TENURE: Leasehold - 120 year lease with 98 years remaining. Service Charge £80 per calendar month. The property owns a 1/6 share of the freehold with each owner being part of the management committee.

COUNCIL TAX BAND: A.

**SERVICES**

Mains drainage, mains water, mains electricity and electric panel heaters.

Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

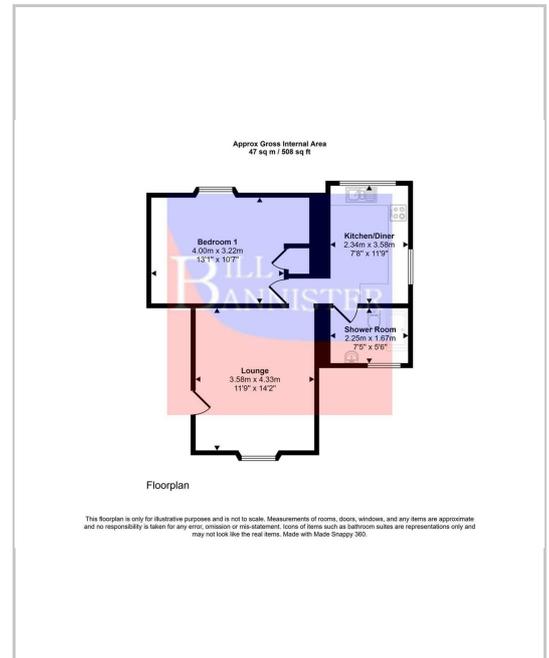
Mobile signal -

EE - Variable outdoor, Three - variable outdoor, O2 - Good outdoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

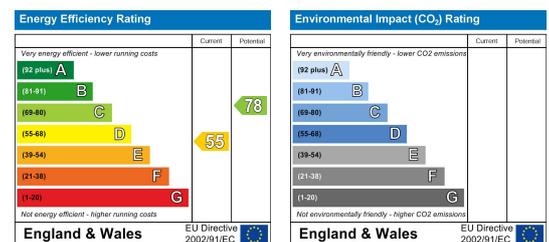
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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