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**Illogan Highway,  
Redruth**

**£195,000  
Freehold**





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## **Property Introduction**

Ideal as a first home, this semi-detached home has been updated and modernised and is now being offered for sale with no onward chain.

Originally three bedrooms, the property now offers two double size bedrooms, a lounge, dining room and benefits from a re-fitted contemporary style kitchen. There is a refitted shower room on the ground floor, generous storage space throughout and a positive pressure ventilation system has been installed which is designed to reduce condensation in older properties. One will find modern gas fired central heating together with uPVC double glazed windows and doors.

To the outside parking is available to the front for two vehicles whilst the rear garden is enclosed, of a generous size and is ideal for younger children and pets. Competitively priced to attract interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

The property is conveniently located for access to a choice of supermarkets, out of town retail outlets will be found at Pool and from there is access onto the A30 trunk road. The nearest major town, Redruth, is within one and a half miles and here one will find a range of both local and national shopping outlets and a mainline Railway Station with direct links to London Paddington and the north of England.

Schooling is available for all ages within a short distance at Pool whilst further schooling will be found in Redruth. The north coast at Portreath which is noted for its sandy beach and active harbour is within five miles, Truro the administrative and cultural centre of Cornwall is within eleven miles and the south coast university town of Falmouth is within ten miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

### **LOUNGE 13' 1" x 8' 8" (3.98m x 2.64m)**

uPVC double glazed window to the front. Two wall lights. Radiator. Glazed door to:-

### **DINING ROOM 12' 6" x 10' 9" (3.81m x 3.27m) maximum measurements**

uPVC double glazed window to side. Radiator and glazed door to:-

## INNER HALLWAY

Single glazed skylight and radiator. Doors off to:-

## WALK-IN STORAGE 7' 5" x 3' 1" (2.26m x 0.94m)

Shelving and radiator.

## SHOWER ROOM

uPVC double glazed window to the rear. Remodelled with a vanity wash hand basin, close coupled WC and corner plumbed shower enclosure with shower panelling. Radiator and low energy electric vent.



## KITCHEN 13' 7" x 7' 8" (4.14m x 2.34m)

uPVC double glazed window to the rear and uPVC double glazed door to side. Remodelled in a contemporary style with a range of gloss white eye level and base units having adjoining square edge working surfaces and featuring an inset stainless steel sink unit with mixer tap. Complementary upstands, cooker panel with stainless steel back and further appliance space. Radiator and wall mounted 'Worcester' combination gas boiler.

## FIRST FLOOR LANDING

A central landing with access to loft space which is part boarded and features a skylight. Doors off to:-

## BEDROOM ONE 13' 1" x 8' 1" (3.98m x 2.46m)

Two uPVC double glazed windows to the front. Radiator.



## BEDROOM TWO 10' 7" x 8' 3" (3.22m x 2.51m)

uPVC double glazed window to rear. Two door wardrobe and radiator.



## WALK-IN STORAGE CUPBOARD

Wall hung storage unit. It should be noted that this originally led into bedroom one when it was divided into two rooms.

## OUTSIDE FRONT

To the front of the property there is parking for two vehicles and pedestrian access leads to the side.

## REAR GARDEN

The rear garden is enclosed, part lawned and features an extensive patio. There are gravelled beds, a timber and brick storage shed, apple trees and an external water supply.



## AGENT'S NOTE

Please be advised that the property is band 'B' for Council Tax.

## SERVICES

The property has mains metered water, mains gas, mains electric and mains drainage.

## DIRECTIONS

From Redruth Railway Station proceed down the hill and at the first set of traffic lights bear slight right and at the next set of traffic lights turn right and at the next set of traffic lights turn left into West End. Continue straight across at the roundabout and at the major roundabout take the first exit into Barncoose Terrace, continue through Barncoose Terrace on into Agar Road and with the Morrisons Supermarket on your right hand side, the property will be identified on the left by our MAP for sale board. If using What3words:- evenings.emails.meatball

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		67   D
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Modernised semi-detached house
- Attractive stone frontage
- Two double size bedrooms
- Lounge and dining room
- Refitted kitchen
- Re-styled ground floor shower room
- Modern gas central heating
- Double glazing
- Gardens and parking
- Chain free sale

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

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