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£150,000 Churchtown Road, Illogan, Redruth, TR16 4SJ



- CASH PURCHASE ONLY
- TWO DOUBLE
 BEDROOMS
- GAS CENTRAL HEATING
- RURAL VIEWS
- PARKING
- SOLAR PV PANELS (OWNED)
- ENCLOSED REAR
 GARDEN
- FIRST FLOOR LOUNGE

A Two Double Bedroom Semi Detached House on the outskirts of Illogan Churchtown with far reaching views over countryside towards St Agnes. The property is of Cornish Unit construction and as such is only suitable for Cash Purchasers. The accommodation comprises of: - Large Entrance Porch, Hallway, Ground Floor Bedroom, Kitchen/Diner and to the first floor Lounge, Bedroom and Bathroom/WC. The property is warmed by Gas Central Heating and also benefits from a solar panel installation which is owned outright and provides a feed in tariff to the owner. There is off road parking for two cars to the front and a good sized rear garden which is enclosed. EPC: D.







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Approached via a brick paved parking area leading to a UPVC double glazed door opening into:-

ENTRANCE PORCH

7'2" x 6'10" (2.18m x 2.08m)

There is a double glazed window to the front and a PVC double glazed door opening to:-

ENTRANCE HALL

There are stairs rising to the first floor with storage cupboard beneath, telephone point and doors to:-

GROUND FLOOR BEDROOM 12'3" x 9'5" (3.73m x 2.87m)

Formerly used as the lounge with a double glazed window to the front, radiator and laminate flooring.

KITCHEN/DINER

16'5" x 9'3" (5.00m x 2.82m)

The kitchen comprises of a range of both eye level and base units with work surface over, partially tiled walls, inset single bowl sink with side drainer, electric cooker, plumbing and space for a washing machine and dishwasher, built in larder cupboard, wall mounted gas combi boiler, double glazed window to the rear and a double glazed door opening to the side of the property.

FIRST FLOOR

LANDING

There is a window to the side, loft access hatch and doors to:-

LOUNGE

16'5" x 11'6" (5.00m x 3.51m)

Formerly used as a bedroom but with a double glazed window to the front affording far reaching views over countryside towards St Agnes makes an excellent lounge. There is a radiator and built in storage cupboard.

BEDROOM TWO 10'7" x 9'5" (3.23m x 2.87m)

A useful sized bedroom with a double glazed window to the rear, built in cupboard housing the hot water cylinder, radiator and built in shelving.

BATHROOM/WC

A modern suite comprising of "P" shaped bath with an electric shower over, close coupled WC, hand basin, obscure double glazed window to the rear and heated towel rail.

OUTSIDE

REAR GARDEN

Accessed via a shared path and mainly laid to lawn with a paved patio area. Gated access to the front via a shared path.

OFF ROAD PARKING

There is off road parking for two vehicles to the front of the property.

ENERGY EFFICIENCY RATING

This property has been rated as D (62) with a potential rating of A (102).

AGENTS NOTE

This property is of Cornish Unit construction and as such is only available to Cash Purchasers.









General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.