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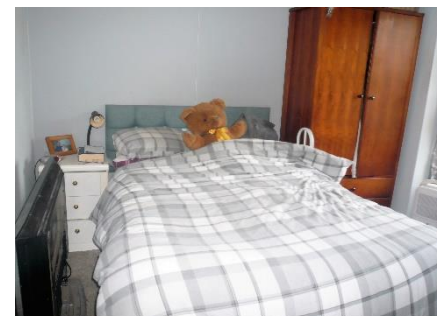
Offers Over £150,000

Voguebeloth, Illogan, TR16 4ER



- CASH BUYERS ONLY
- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- NIGHT STORE HEATING
- OFF ROAD PARKING
- GARDENS FRONT AND REAR
- IDEAL PROJECT/REBUILD
- SHOWER ROOM/WC

Available to Cash Buyers only due to its construction and in need of some renovations especially to the kitchen area. Formerly a Detached Two Bedroom bungalow but one of the bedrooms has subsequently been split to form a shower room/wc and office space. The property is double glazed predominantly and is warmed by night store heating in addition to the log burning stove. The accommodation comprises of :- Entrance Porch, Lounge/Dining Room, Kitchen, Rear Porch, One Double Bedroom, Office Space, Shower Room/WC. To the outside there are gardens both front and rear with gravelled parking for up to two vehicles. EPC: G



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Approached via a path and steps leading up to a double glazed front door opening into:-

ENTRANCE PORCH

Enclosed by double glazing with a wooden door to:-

LOUNGE/DINING ROOM

18'9" x 13'9" (5.72m x 4.19m)

A well-proportioned room with a bay window to the front, night store heater, log burning stove, window to the rear porch, doors to the main bedroom, office and kitchen, TV Aerial point.

KITCHEN

8'4" x 8'1" (2.54m x 2.46m)

In need of some improvement but consisting of a range of base units with work surface over and tiled splashbacks, space for an electric cooker, double glazed window to the rear and a door to the rear porch.

BEDROOM ONE

12'7" INTO BAY x 10'4" (3.84m x 3.15m)

A good sized double bedroom with a double glazed bay window to the front and a night store heater.

OFFICE AREA

8'7" x 5'6" (2.62m x 1.68m)

Formerly the second bedroom but being utilised as an office with a double glazed window to the rear and a door to:-

SHOWER ROOM/WC

A modern glass shower enclosure with an electric shower over, wash hand basin inset in a vanity unit, close coupled WC, a double glazed window to the rear extractor and wall mounted electric heater.

REAR PORCH

8'3" x 5'7" (2.51m x 1.70m)

A useful space with plumbing for a washing machine, cloakroom/WC, polycarbonate roof, double glazed window to the rear and a door opening to the rear garden.

OUTSIDE

FRONT GARDEN

The front garden is mainly laid to lawn and bounded by walling and hedging.

REAR GARDEN

Mainly laid to lawn and bounded by walling and hedging with some tree and shrub planting. There is a path to both sides leading to the front of the property and a potting shed and further timber shed.

OFF ROAD PARKING

There is a gravelled area to the front providing off road parking for up to two vehicles.

AGENTS NOTE

This property is of "Mundic Block" construction and is therefore only available to cash purchasers. There is no available report but it is assumed that the property has been graded as either Grade B or C.

ENERGY EFFICIENCY RATING

This property has been rated as G (12) with a potential rating of C (73). It should be noted that since the EPC was commissioned the night store heater in the lounge has been upgraded to a high capacity unit and the external walls have been internally insulated so this would substantially improve the rating.

