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**Illogan Downs,
Redruth**

**Guide Price £225,000
Freehold**





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Property Introduction

Offered for sale for the first time since being built in the early 1970's, this two bedroom semi-detached bungalow is located in a small residential development on the outskirts of the popular village of Illogan.

It is being sold chain free and offers buyers scope to improve upon. There is a lounge/diner, kitchen and shower room (in need of modernisation) and two bedrooms.

The bungalow is double glazed, has gas central heating and benefits from a garage at the end of a long driveway which provides ample parking for several cars. The front garden is laid mainly to lawn and to the rear garden is a low maintenance patio.

Location

Situated within a quarter of a mile of Park Bottom where there is a late night convenience store, hairdressers and Public House. More comprehensive out of town retail outlets can be found at Pool within three quarters of a mile as is schooling for all ages.

Redruth, the nearest major town offers more comprehensive shopping, banks and a mainline Railway Station which connects with London Paddington and the north of England and is situated within two and a half miles. The north coast at Portreath is within a mile and a half, there is easy access to the A30 and Truro is within twelve miles. The south coast university town of Falmouth will be found some thirteen miles away.

ACCOMMODATION COMPRISES

Double glazed entrance door with glazed side panel opening to:-

ENTRANCE PORCH

Radiator. Display shelving and glazed door to:-

LOUNGE/DINER 15' 4" x 11' 0" (4.67m x 3.35m) maximum measurements

A light and bright room with double glazed window with a glazed panel below overlooking the front garden. Space for fire. Radiator. Aerial socket. Glazed door opening to hallway and to:-

KITCHEN 10' 4" x 7' 3" (3.15m x 2.21m)

A light and bright kitchen with a range of wall and floor mounted cupboards with worktop over incorporating a sink and drainer with tiled surround. Double glazed window. Space for fridge/freezer, space for cooker and washing machine. Glazed door opening to the driveway.

HALLWAY

Radiator. Loft hatch. Storage cupboard and airing cupboard. Doors opening off to:-

BEDROOM ONE 13' 9" x 8' 6" (4.19m x 2.59m) maximum measurements

Double glazed window overlooking the rear garden. Built-in cupboard/wardrobe. Laminate flooring. Radiator.

BEDROOM TWO 10' 5" x 9' 9" (3.17m x 2.97m)

Double glazed window and radiator.

SHOWER ROOM

Obscured double glazed window. Walk-in shower cubicle housing an electric shower, wall hung wash hand basin with tiled splashback and low level WC. Radiator.

OUTSIDE FRONT

The front garden is laid mainly to lawn and enclosed by a low wall with runs adjacent to the long driveway that provides ample parking and access to the garage at the end.

REAR GARDEN

Enclosed with patio.

GARAGE 21' 0" x 8' 4" (6.40m x 2.54m)

Up and over door. Two glazed windows to side elevation overlooking the garden. Electric points.

SERVICES

Mains water, mains drainage, mains gas and mains electric.

AGENTS' NOTE

The Council Tax Band for the property is band 'B'.

DIRECTIONS

From Morrisons supermarket in Illogan Highway, head towards Camborne and at the mini-roundabout at Pool turn right into Church Road passing under the bridge and then after a traffic calming feature turn right heading towards Park Bottom. On entering Park Bottom take the first turning left past the convenience store and head towards Portreath. Turn right into Rosenannon Road, the property can be found a short way along on the left hand side. If using What3words;-seaguls.lotteries.hotspot

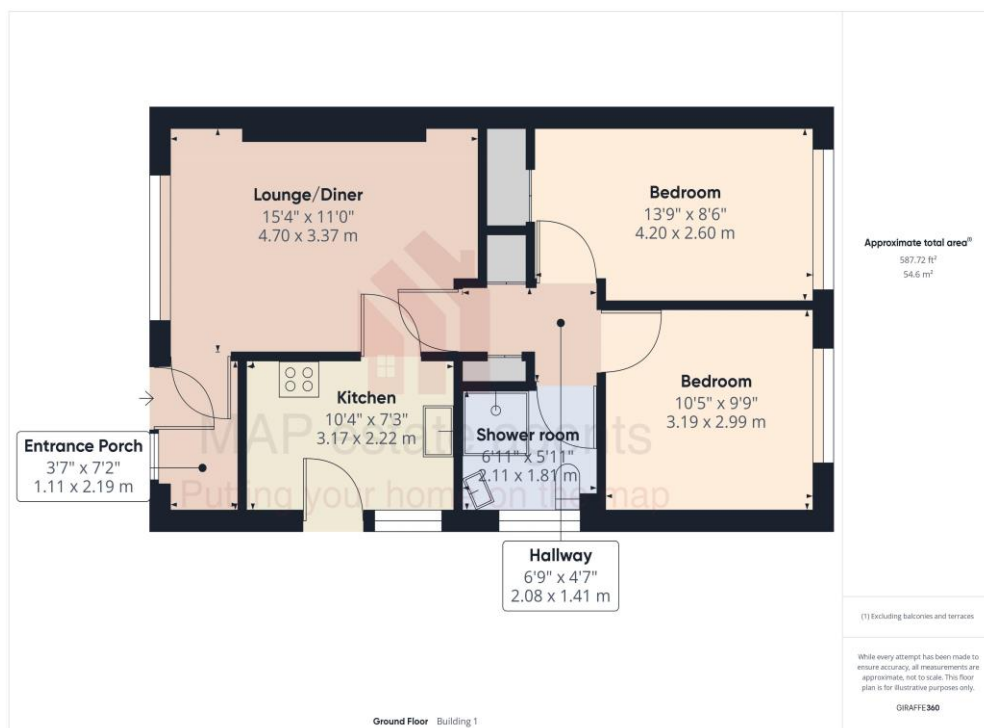


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Semi-detached two bedroom bungalow
- Scope to update and improve
- Offered for sale chain free
- Lounge/diner
- Kitchen
- Shower room
- Located in popular village
- Double glazing and gas central heating
- Front garden and enclosed rear patio
- Garage and driveway parking for several cars



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