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**Barncoose Lane,
Illogan Highway, Redruth**

**Guide Price £300,000
Freehold**





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Property Introduction

A very well presented detached bungalow located in a tucked away location yet within close proximity to the local shops and amenities of both Camborne and Redruth.

The property is decorated to a high standard both internally and externally with the accommodation benefiting from uPVC double glazed windows and doors complemented by a gas fired central heating system. Approached via a single driveway accessing the garage and main entrance to the property, the accommodation comprises of an entrance hallway leading to a kitchen/diner, lounge, three bedrooms and a refitted shower room completed in 2024.

Externally are manageable sized gardens to the front and rear with the rear being gravelled whilst the front enjoys a small lawn with a raised patio and a variety of shrubs.

Location

Being situated within a reasonable distance to the shops of both Camborne and Redruth, the main A30 is also close by, therefore accessibility to other areas of the county is that much easier. The rugged and majestic north coast is within a reasonable travelling distance and offers excellent surfing beaches such as Porthtowan, Portreath and Perranporth which also appeals to keen walkers who enjoy the coastal paths.

The cathedral city of Truro lies approximately ten miles distant, this being the main centre in Cornwall for shopping and other attractions within the Georgian city which include The Hall for Cornwall located on the Piazza.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE HALLWAY

Tiled floor. Access to:-

LOUNGE 16' 11" x 12' 6" (5.15m x 3.81m) maximum measurements

Double glazed window to front elevation with wooden Venetian blind, gas fire, vertical radiator. Doorway giving access to inner hallway.

KITCHEN 17' 2" x 9' 0" (5.23m x 2.74m) maximum measurements

Double glazed door to exterior with double glazed window to side and further window to front elevation with wooden Venetian blind. Single stainless steel sink unit, a good range of base and wall mounted storage cupboards, three drawer storage unit, built-in double oven, gas hob with extractor hood over, range of work surfaces and breakfast bar. Tiled floor and boiler.

INNER HALLWAY

Accessed via the lounge with doors off to:-

BEDROOM ONE 12' 7" x 11' 2" (3.83m x 3.40m)

Double glazed window to rear elevation with wooden Venetian blind, radiator.

BEDROOM TWO 10' 4" x 9' 0" (3.15m x 2.74m)

Double glazed window to rear elevation, radiator and black out blinds.

BEDROOM THREE 10' 9" x 6' 8" (3.27m x 2.03m)

Double glazed window to side elevation. Radiator and black out blinds.

SHOWER ROOM

This room being refitted in 2024 with double glazed window, walk-in shower unit, wash hand basin with storage cupboard under and close coupled WC. Large chrome heated towel rail, LED wall mirror and extractor fan.

OUTSIDE FRONT

The property is approached via a single driveway leading to the garage. The front garden has a raised lawn with palm tree and a variety of shrubs with step up to a paved patio being enclosed with fencing to the rear and further shrubs. A pathway via the side of the property is accessed by a gate leading to the:-

REAR GARDEN

The rear garden is gravelled with useful storage shed and pathway giving access into the garage.

GARAGE 18' 0" x 7' 9" (5.48m x 2.36m)

Single up and over door. Power connected and doorway to rear.

SERVICES

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

AGENT'S NOTES

The Council Tax band for the property is band 'C'.

DIRECTIONS

Proceeding along Barncoose Terrace, turn left by the Tyre Services taking you into Barncoose Lane where the property is located on the left hand side. If using What3words:- trickles.slurred.rebounds



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Very well presented detached bungalow
- Tucked away location
- Three bedrooms, bedroom three/study
- Fitted kitchen
- Refitted modern shower room (2024)
- uPVC double glazing and gas central heating
- Decorated to a high standard, replaced carpets (2024)
- Manageable gardens to both front and rear
- Garage plus additional driveway parking
- Ideal location for Redruth, Camborne and the A30



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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