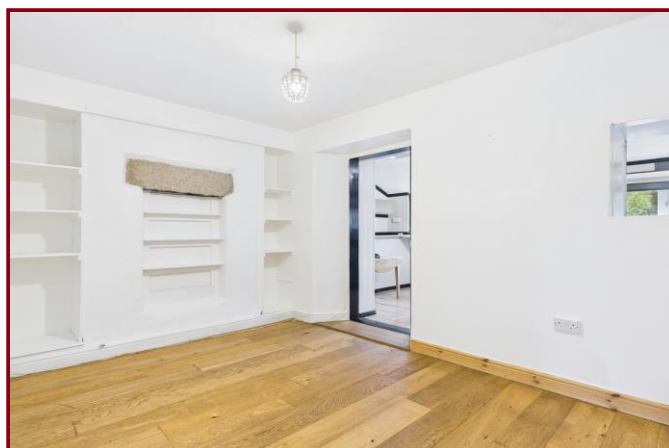




MAP estate agents
Putting your home on the map

**Barncoose Lane,
Illogan Highway, Redruth**

**£180,000
Freehold**





**Barncoose Lane,
Illogan Highway, Redruth**

£180,000

Freehold

Property Introduction

Offered for sale with no onward chain, this mid-terrace cottage is set back from passing traffic and is ideally located for access to the rural walks and cycleways running along the foot of Carn Brea.

Requiring mainly cosmetic updating, there are potentially two bedrooms with an attic room (previously used as a bedroom), dining room/lounge and fitted kitchen/diner together with a first floor bathroom. 'Kynance' offers flexible living accommodation which is ideal for those looking to work from home. Double glazed, heating is provided by a mains gas combination boiler supplying radiators.

To the outside, there is off-road parking to the front whilst the rear garden is enclosed, mainly lawned with mature hedging and offers a good level of privacy.

To fully appreciate the accommodation on offer, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Being situated within a reasonable distance of the shops of both Redruth and Camborne, the main A30 trunk road 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 and Portreath and also appeals to keen walkers who enjoy the coastal footpaths. A short walk from the property will be found the Mineral Tramways which run along the foot of Carn Brea and are ideal for walkers and cyclists.

The cathedral city of Truro is within twelve miles and here, one will find an eclectic mix of local and national shopping outlets whilst the university town of Falmouth on the south coast will be found within a similar distance.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

HALLWAY

Engineered wood flooring and radiator. Recessed stairs to first floor. Doors off to:-

LOUNGE/BEDROOM TWO 11' 0" x 10' 1" (3.35m x 3.07m)

uPVC double glazed window to the front. Focusing on a wood fire surround housing a Victorian style cast iron back set on a slate hearth. Radiator.

DINING ROOM/LOUNGE 12' 11" x 8' 9" (3.93m x 2.66m)

Engineered wood flooring, understairs storage cupboard and recessed shelving unit. Radiator. Doorway through to:-

KITCHEN/DINING ROOM 16' 8" x 8' 1" (5.08m x 2.46m) maximum measurements

Two uPVC double glazed windows to the rear and a uPVC double glazed door to the rear. Fitted with a range of eye-level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Ceramic tiled splashbacks, tiled flooring and optional gas or electric cooker points. Space and plumbing for an automatic washing machine and wall mounted 'Alpha' combination gas boiler.

FIRST FLOOR LANDING

uPVC double glazed window to the rear. Radiator and stairs to attic. Doors off to:-

BEDROOM ONE 13' 9" x 12' 5" (4.19m x 3.78m) maximum measurements

uPVC double glazed window to the front. Of a generous size and focussing on a wood fire surround with a cast iron Victorian back set on a slate hearth. Painted floorboards and radiator.

BATHROOM

uPVC double glazed window to the rear. Re-fitted with a close coupled WC, pedestal wash hand basin and raised panelled bath with mixer shower. Extensive ceramic tiling to walls and wood floorboards.

SECOND FLOOR ATTIC

Landing and door to:-

ATTIC ROOM 19' 0" x 14' 6" (5.79m x 4.42m) maximum measurements, restricted headroom

Double glazed 'Velux' rooflight to the rear. Polished wood flooring, exposed beams and radiator. It should be noted that this room has restricted headroom.

OUTSIDE FRONT

To the front of the property, off-road parking has been created for one vehicle.

REAR GARDEN

The rear garden is enclosed, steps lead up to the main part of the garden which is lawned on two levels and has mature hedging and shrubs. There is a timber storage shed and it should be noted that pedestrian access leads out behind the neighbouring property if needed.

SERVICES

Mains water, mains drainage, mains electricity and mains drainage.

AGENT'S NOTE

The Council Tax Band for this property is Band 'A'.

DIRECTIONS

Heading from Redruth, proceed along Barncoose Terrace and then with 'Taylors Tyre Services' on your left-hand side, turn immediately left into Barncoose Lane where the property will be identified on the right-hand side by a 'For Sale' board. If using What3words: asterisk.across.poem

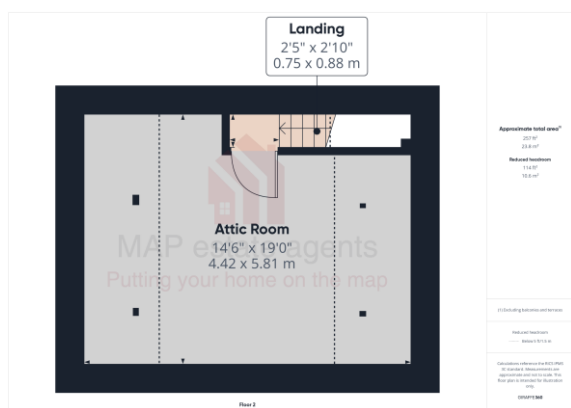
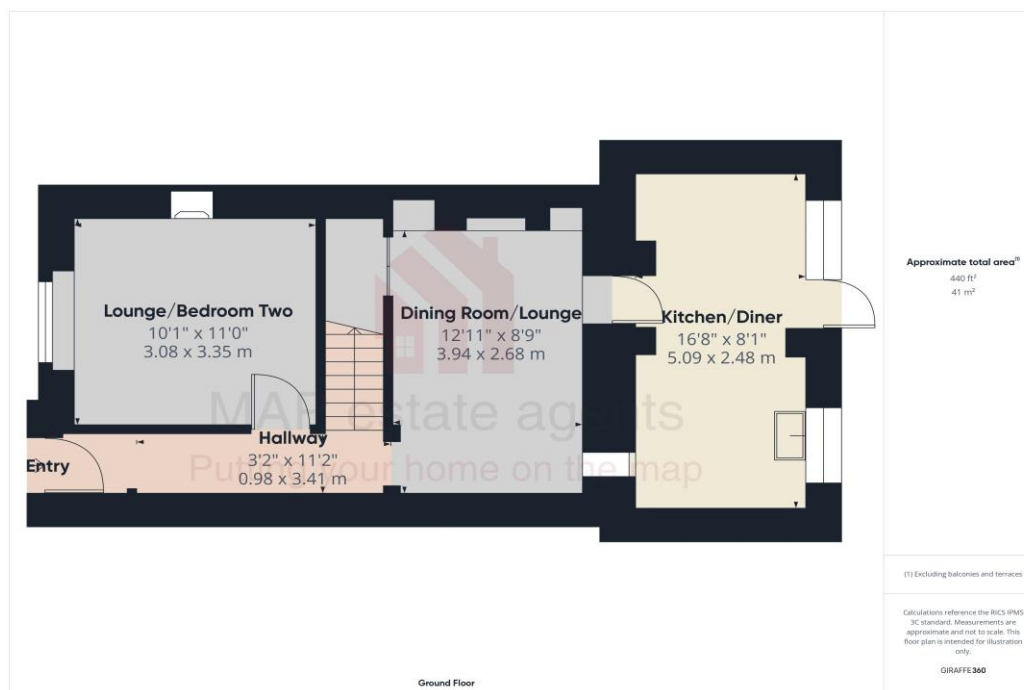


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Terraced stone fronted house
- Two bedrooms
- Lounge/dining room
- Kitchen/dining room
- First floor bathroom
- Stairs to attic room
- Double glazing
- Gas central heating
- Parking and enclosed rear garden
- Chain-free sale



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.