

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£280,000 FREEHOLD

North Pool Rd, Illogan, TR15 3JQ



- THREE DOUBLE BEDROOMS
- WELL PROPORTIONED ACCOMMODATION
- MASTER EN-SUITE
- FITTED KITCHEN WITH APPLIANCES
- GAS CENTRAL HEATING
- LARGE REAR GARDEN
- EPC C COUNCIL TAX BAND B
- PARKING FOR ONE VEHICLE

A spacious three double bedroom (master en-suite) semi-detached bungalow with large garden to the rear including a summerhouse. The home is located in a quiet no-through road within easy reach of local amenities and schools. It is warmed by gas central heating and is double glazed. There is a modern kitchen complete with appliances and breakfast bar, generously proportioned lounge/diner, three double bedrooms with the master having an en-suite shower/wc and a family shower room/wc. Outside there is a gravelled garden to the front and a large garden to the rear with summerhouse and shed. This property has been priced to sell so an early viewing appointment is highly recommended to avoid disappointment. EPC: C. Council Tax Band B.



Kethlin, North Pool Rd, Illogan, TR15 3JQ

Approached via steps down to a UPVC front door opening into:-

ENTRANCE VESTIBULE

There is wall mounted cupboard containing the domestic fuse box and meter and a door to:-

LOUNGE/DINER

23'5" x 11'0" (7.14m x 3.35m)

A generously proportioned lounge/diner with ample space for a dining table and for sitting and relaxing. There is a double glazed window to the front, radiator, door to the hallway and door to:-

KITCHEN

18'11" x 9'9" (5.77m x 2.97m)

A well-proportioned modern kitchen with a good range of eye level and base units with work surface over and tiled splashbacks, breakfast bar, inset gas hob with extractor over, built in electric oven, integrated dishwasher, washing machine, tumble dryer and space for an upright fridge freezer, patio doors opening to a decked area, radiator and Velux roof lights. Door to:-

MASTER BEDROOM

13'11" x 9'10" (4.24m x 3.00m)

A good sized master bedroom with en-suite shower/wc, radiator and a double glazed window overlooking the rear garden.

EN-SUITE SHOWER/WC

There is a double width shower enclosure with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, tiled walls and a double glazed obscure window to the side.

HALLWAY

There are doors to bedrooms two and three and the shower room/WC. Loft access hatch and cupboard housing the gas combi boiler.

BEDROOM TWO

10'2" x 8'10" (3.10m x 2.69m)

A useful second double bedroom with radiator and a double glazed window to the front.

BEDROOM THREE

10'5" x 7'9" (3.18m x 2.36m)

A third double bedroom with radiator and a double glazed window to the side.

SHOWER ROOM/WC

There is a double width shower enclosure with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, chrome ladder type towel rail and an obscure double glazed window to the side.

OUTSIDE

FRONT GARDEN

The front garden is mostly laid to slate chippings for ease of maintenance with steps up to the parking space and a gated path to the side of the property leading to the rear garden.

REAR GARDEN

There is a decked area immediately outside the rear patio door extending across the width of the property, with glass screens, leading to a decked path which in opens to the rear garden which is laid mainly to lawn and gently slopes to the rear boundary. There is extensive fruit tree planting and some tree and shrubbed areas. There is a recently constructed summerhouse with power and light and a further shed.

AGENTS NOTE

Mains electric, gas, sewerage and water are connected to the property. Broadband is connected and mobile phone signal was good. There is a right of way via the neighbouring driveway with gated access to the rear garden.

ENERGY EFFICIENCY RATING

This property has been rated as C (74) with a potential rating of B (86).



