

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

Offers in Region of £155,000 FREEHOLD *14 Chariot Road, Illogan Highway, TR15 3LQ*



- THREE BEDROOMS
- CASH PURCHASE ONLY
- COUNCIL TAX A EPC D
- LOUNGE
- DINING ROOM
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- VACANT POSSESSION

A well-presented Three Bedroom Family home with Lounge, Dining Room, Kitchen, Utility Room and first floor Bathroom/WC. Conveniently situated for local amenities, schools and shopping facilities this property should receive your earliest attention to view. It is available to cash purchasers only due to Mundic construction. The property is warmed by gas central heating and is double glazed. Council Tax Band A. EPC D. All mains services are connected.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

14 Chariot Road, Illogan Highway, TR15 3LQ

Approached via the driveway with a path leading to a UPVC front door opening into:-

HALLWAY

There is a cupboard housing the domestic fuse box and electricity meter, radiator and a further under stairs storage cupboard. Door to:-

DINING ROOM

12'5" x 11'3" (3.78m x 3.43m)

A generous reception room with a double glazed window opening to the utility room, door to kitchen, enclosed stairs rising to first floor and archway opening to:-

LOUNGE

11'7" x 11'2" (3.53m x 3.40m)

A good sized reception room with a double glazed window to the front, radiator and TV aerial point.

KITCHEN

7'9" x 7'8" (2.36m x 2.34m)

A modern kitchen with a range of eye level and base units with work surface over, tiled splashbacks, inset one and half bowl stainless steel sink with side drainer, inset gas hob with extractor over, built in electric single over, space for an under counter fridge and a double glazed window overlooking the rear garden. Opens to:-

UTILITY ROOM

8'4" x 7'11" (2.54m x 2.41m)

A useful addition with space for a washing machine, space for an under counter freezer, further utility space, built in cupboard housing the gas combi boiler. Window overlooking the rear garden and a door opening to the rear garden.

FIRST FLOOR

LANDING

There are doors to all Bedrooms and the Bathroom/WC

BEDROOM ONE

11'3" x 10'6" (3.43m x 3.20m)

A well-proportioned main bedroom with a double glazed window to the rear affording some views over countryside. Radiator.

BEDROOM TWO

11'6" x 9'2" (3.51m x 2.79m)

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

BEDROOM THREE

8'3" x 6'9" (2.51m x 2.06m)

A useful single bedroom with a double glazed window to the front.

BATHROOM/WC

A modern suite comprising of a panel bath with mixer tap and thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, radiator, storage area and a double glazed window to the rear.

OUTSIDE

FRONT GARDEN

Mostly laid to gravel for ease of maintenance and bounded by walling. This area could provide additional off road parking.

REAR GARDEN

There rear garden is mostly laid to stone chippings with a feature paved area. Steps up to the rear door and down to the driveway.

DRIVEWAY

Laid to concrete.

OUTBUILDING

17'2" x 14'11" (5.23m x 4.55m)

This building was formally the garage but the door has been removed. It could be reinstated with minimal work as a garage/workshop. There is power and light.

AGENTS NOTE

This property is only suitable for cash purchasers due to its construction. There is a pedestrian right of way for the neighbouring property to the rear of the garden. Council Tax Band A

SERVICES

All mains services are connected to the property. Broadband speeds up to 4Mbps standard and up to 50Mbps Superfast. Good mobile coverage is indicated.

ENERGY EFFICIENCY RATING

This property has been rated as D (67) with a potential rating of B (87).



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.