

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

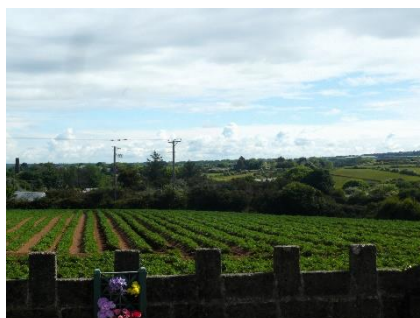
## £350,000

*Higher Broad Lane, Illogan, TR15 3JL*



- DETACHED BUNGALOW
- THREE BEDROOMS
- STUNNING VIEW TO REAR
- GAS CENTRAL HEATING
- GARAGE & PARKING FOR 3 CARS
- CONSERVATORY
- NO ONWARD CHAIN
- EPC: TBA COUNCIL TAX BAND B

A well-proportioned detached three bedroom bungalow with far reaching views over countryside to the rear. Located conveniently for local school and shopping facilities with further amenities available close by in Pool and Redruth. The bungalow is warmed by gas central heating and is double glazed. The gardens are of particular note being well maintained and level. The accommodation comprises briefly of:- Entrance Porch, Hallway, Lounge, Kitchen/Dining Room, Conservatory, Rear Hall, Utility Room, Two Double Bedrooms, A Single Bedroom, Shower Room and Separate WC. There is an attached single garage with direct accessed from the rear hall and additional parking for up to three cars on the driveway. The property is offered for sale with no onward chain and offers some potential for improvement or extension. An early viewing appointment is recommended to avoid disappointment as demand is expected to be high for a property in this location. EPC: TBC. Council Tax Band B.



# Higher Broad Lane, Illogan, TR15 3JL

Approached via a tarmac driveway leading to a UPVC door opening to:-

## ENTRANCE PORCH

There are double glazed windows to the front and side and a door to:-

## ENTRANCE HALL

There are doors to all main rooms, loft access hatch, and a radiator.

## LOUNGE

13'11" x 11'11" (4.24m x 3.63m)

A generously proportioned living room with feature fireplace with inset gas fire, double glazed window to the front and a TV aerial point.

## KITCHEN/DINING ROOM

13'10" x 10'10" (4.22m x 3.30m)

The kitchen comprises of 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, free standing electric cooker, upright fridge/freezer, ample space for a dining table, built in cupboard housing the gas combi boiler, door to the rear hall, radiator and opens to the conservatory.

## CONSERVATORY

9'1" x 7'0" (2.77m x 2.13m)

A useful addition and of UPVC construction with a double glazed glass roof and widows. There is a door to the rear garden and far reaching views over countryside.

## REAR HALL

There is a door to the rear garden, utility room and garage.

## UTILITY ROOM

6'11" x 5'6" (2.11m x 1.68m)

There is a washing machine, unit with inset stainless steel sink, further storage unit and a double glazed window to the rear.

## BEDROOM ONE

11'10" x 11'9" (3.61m x 3.58m)

A generous double bedroom with a double glazed window to the front, built in wardrobe and a radiator.

## BEDROOM TWO

9'11" x 8'11" (3.02m x 2.72m)

A useful second double bedroom with a double glazed window to the rear affording far reaching views over countryside. Radiator.

## BEDROOM THREE

9'11" max x 7'10" (3.02m x 2.39m)

A good sized single bedroom with a double glazed window to the rear affording far reaching views over countryside. Radiator.

## SHOWER ROOM

A modern suite comprising of a double width walk in shower with glass enclosure, wash hand basin set in a vanity unit, radiator, fully tiled walls and an obscure double glazed window to the side.

## SEPARATE WC

There is a low level flush WC, wash hand basin set in a vanity unit, fully tiled walls and an obscure double glazed window to the rear.

## OUTSIDE

## FRONT GARDEN

A delightful area partly laid to lawn with a wide range of shrub planted borders offering interest throughout the year.

## REAR GARDEN

Bounded by walling and laid to lawn with a paved sun terrace and an 8' x 4' timber shed. There are far reaching views over countryside.

## GARAGE

17'7" x 8'7" (5.36m x 2.62m)

A good sized single garage with electric roller door, power and light and a pedestrian door to the rear leading to the rear hallway.

## OFF ROAD PARKING

There is off road parking to the front of the property for up to three vehicles.

## ENERGY EFFICIENCY RATING

This property has been rated as: TBA

## AGENTS NOTE

All mains services are connected to the property. The property is of standard construction. Council Tax Band B Broadband Speed 6 Mbps Standard and 80 Mbps Super-Fast (Source Ofcom) Mobile coverage from all networks (Source Ofcom)



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 WHATEVER IN RELATION TO THIS PROPERTY.