



**2 Point The Horse Court Spar Lane, Redruth, TR15 3UR**  
**£399,999**

## 2 Point The Horse Court Spar Lane, Redruth, TR15 3UR

\*\*\*PRELIMINARY ANNOUNCEMENT - CHAIN FREE\*\*\*

This spacious 3 bedroom property is located in a quiet and peaceful area on the outskirts of Illogan.

Close to the North coast beaches and with great access links to the A30.

The accommodation downstairs briefly comprises:

An entrance hallway with stairs to the galleried landing, a spacious living room, a good sized kitchen with an integrated fridge freezer and a range of wall and floor cupboards, from the kitchen there is a door leading to the garden and a large double bedroom with en-suite wet room (ideal for multigenerational living).

Upstairs there is a galleried landing, leading to a large double bedroom, a family bathroom with a shower over bath and then a further large double room which leads onto a small annex room/study room with restricted head height.

Externally there is shared driveway parking with space for 2 cars, a garage, a lovely and private enclosed garden, with a patio area and a grassed area- perfect for families.

More photos & Floor plan to follow!

The property also benefits from gas central heating and double glazing throughout.

EPC: C

Council Tax Band: D

Mains water and drainage

Freehold

Broadband speed achievable - Superfast according to OFCOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		