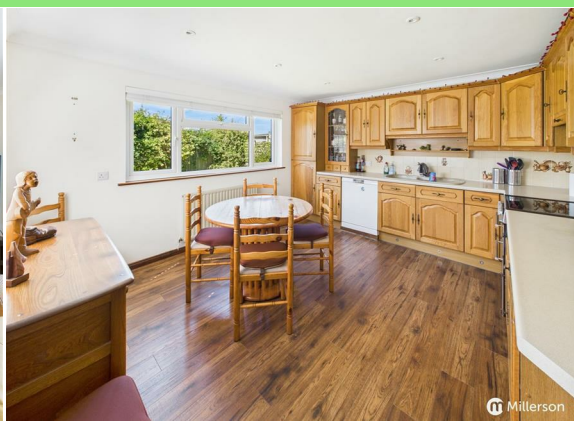




Rosenannon Road
Illogan Downs
TR15 3XF

Asking Price £295,000

- SPACIOUS DETACHED BUNGALOW
- QUIET CUL DE SAC LOCATION
- PRIVATE SUNNY GARDEN
- DRIVEWAY AND GARAGE
- LARGE LIVING ROOM
- ONE/TWO BEDROOMS
- MODERN SHOWER ROOM
 - SOLAR PANELS
 - WELL MAINTAINED
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1037.00 sq ft



PROPERTY DESCRIPTION

Situated in a quiet Cul De Sac in the rural outskirts of Illogan is this spacious detached bungalow offered for sale with no onward chain. The property has been well maintained and enjoys generously proportioned rooms, gas central heating and PV Solar panels benefitting from generous feed-in tariff, currently providing Tax free RPI Indexed returns in excess of £2,000 per annum. The internal accommodation comprises an entrance porch, entrance hall, large living room, dual aspect kitchen/dining room, a large master bedroom, a second bedroom/snug and an impressive modern shower room. Outside, a driveway and attached garage provide parking with a pleasant low maintenance garden to the front whilst the rear enjoys a particularly sunny, enclosed private garden with a patio area, storage sheds and level lawn.

LOCATION

Illogan Downs is a quiet rural area which offers access to local shops, amenities, and is a short drive from the North Cornish coast and on the door step of Tehidy Country Park. Located within the broader Illogan Parish which encompasses a wider area including other villages and sits almost equidistant between the towns of Redruth and Camborne. Both towns offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline rail way providing transport links through the county and beyond.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

uPVC double glazed door into:

ENTRANCE PORCH

Dual aspect double glazed windows, glazed door into:

ENTRANCE HALL

A welcoming entrance hall with radiator, doors to living room, kitchen, shower room and master bedrooms, loft access hatch with drop down ladder.

LIVING ROOM

An impressive dual aspect living space with plenty of space for a large suite and furnishings, feature fireplace with wood burning stove and slate surround, two radiators, inset lighting, ceiling fan, double glazed window and sliding patio doors to rear garden.

KITCHEN/DINING ROOM

Another spacious, dual aspect room with ample dining space. The kitchen is fitted with a range of matching base and wall units, stone effect work surfaces and tiled splash backs, spaces for dishwasher and even, fitted extractor hood, one and half bowl sink, wood effect flooring, radiator, inset lighting, dual aspect double glazed windows, door into bedroom/snug.

BEDROOM ONE

A large master bedroom with sliding four door fitted wardrobes, inset lighting, radiator,

BEDROOM TWO/SNUG

A dual aspect room with space for single bed, radiator, double glazed windows and double glazed door to rear garden.

SHOWER ROOM

A beautifully appointed three piece shower suite comprising walk-in shower cubicle with rainfall style shower head, W.C and hand basin with fitted unit and counter top, chrome effect heated towel rail, wall mounted mirrored cabinet, tiled floor and walls, obscure double glazed window, airing cupboard housing 'Baxi' combination boiler and space for washing machine.

OUTSIDE

The property is approached over a driveway in front of an attached single garage with a low maintenance gravelled area and pedestrian gates to either side leading into the rear. The rear garden is south facing enjoying all day sun with the main garden area laid to lawn with mature planted borders and block wall boundaries. The sliding patio doors from the living room open onto a private paved patio area where you will find a useful tool shed, and garden store, log store and a pedestrian door into the garage. The garage benefits from power, light and an electric roller door.

DIRECTIONS

From Park Bottom stores on your left hand side continue along Illogan Downs for approximately 1/4 mile taking the right turn into Essex Drive. Bear right onto Rosenannon Road where the bungalow can be found towards the end of the Cul De Sac on your right hand side.

MATERIAL INFORMATION

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No



Restrictions - Conservation

Area: No

Restrictions - Tree Preservation

Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations:

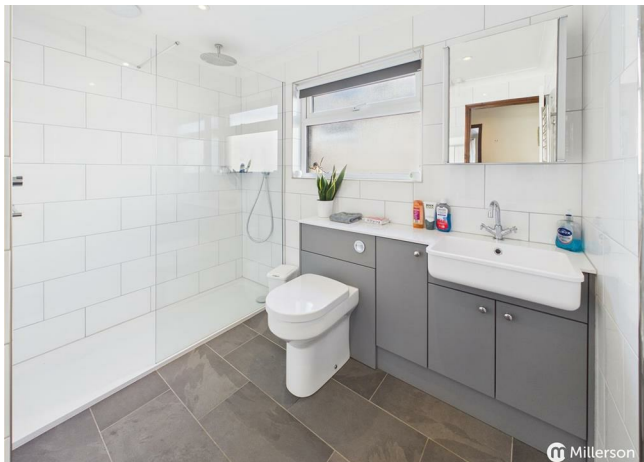
Level access shower

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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Are you interested in this property but aren't currently in a proceedable position?

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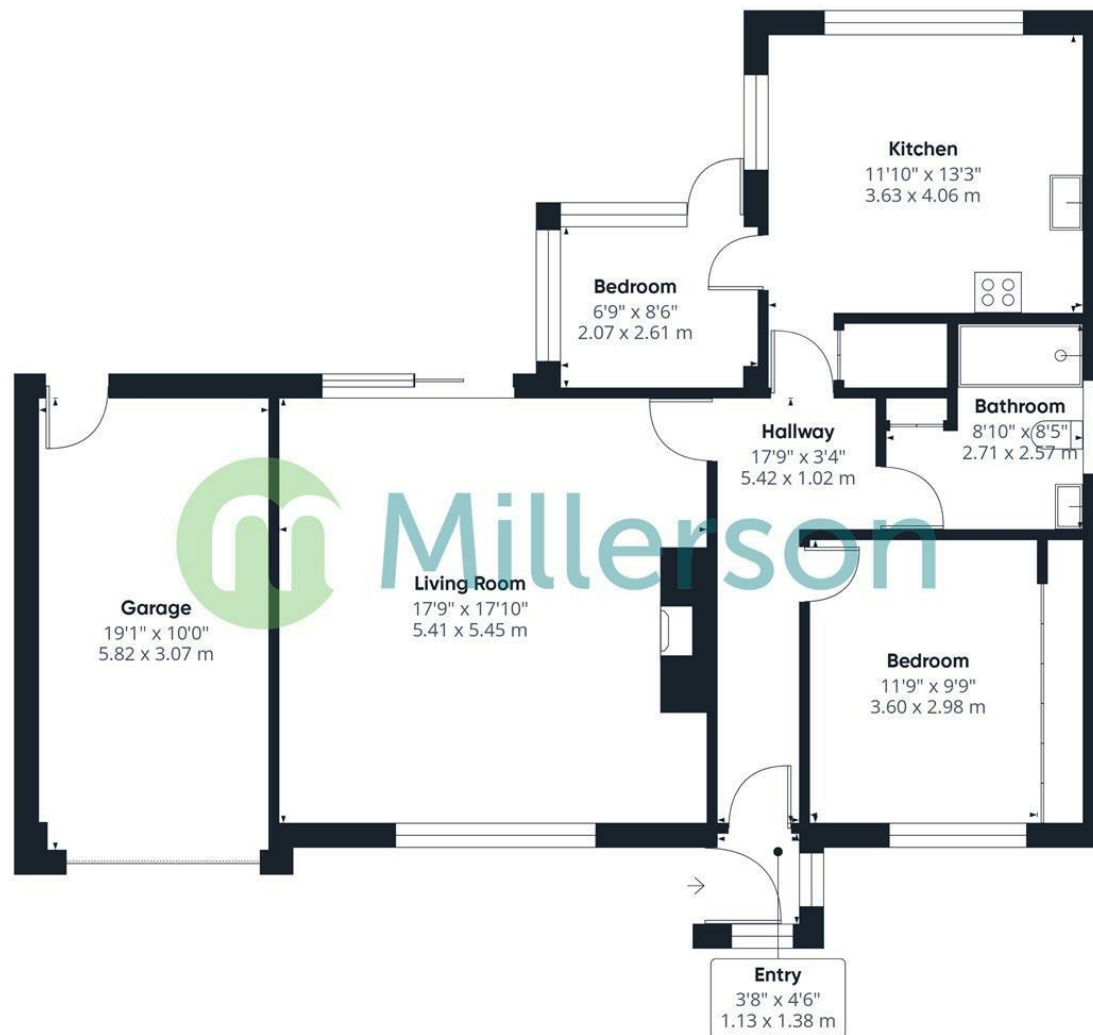
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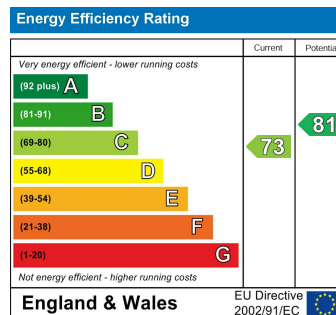
Approximate total area⁽¹⁾

1037 ft²
96.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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