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# BILL BANNISTER

Sales & Lettings



## The Old Store Churchtown

Illogan, Redruth, TR16 4SW

**Guide Price £145,000**



Ideal for first time buyers or perhaps investment purposes, this ground floor freehold flat offers well presented two bedroomed accommodation. It has a lounge/diner, a fitted kitchen, bathroom and a spacious hallway with a storage cupboard. The property has partial double glazing, electric heaters and on street parking is available nearby.





Situated in Churchtown Illogan, an area steeped in local history, this ground floor freehold flat benefits from ample nearby on street parking. The property benefits from two bedrooms, a lounge/diner, a fitted kitchen, a bathroom and has a spacious hallway. It has partial double glazing and this is complemented by electric heaters. Paynters Lane is within a level distance and here you will find shops, a public house and travelling facilities. It also gives access to the north coast at Portreath, Tehidy Woods and the golf course. The A30 is within approximately three miles.

Upvc front door with double glazed panel above leads to:

ENTRANCE LOBBY

Door leading to:

LOUNGE/DINING AREA

10'3" x 15'10" (3.14m x 4.84m)

Upvc double glazed window overlooking the front aspect. Aironic wall mounted storage heater. Door to:

SPACIOUS HALLWAY

Storage cupboard and an Aironic wall mounted electric heater.

BEDROOM 1

7'10" x 12'4" (2.39m x 3.78m)

Double glazed window overlooking the front aspect.

BEDROOM 2

10'3" x 12'0" (3.13m x 3.68m)

Wooden framed sash window and an Aironic wall mounted electric heater.

L SHAPED KITCHEN

13'1" x 15'5" (4.01m x 4.70m)

Fitted with a range of eye level units and base units with drawers. Roll edge worktops and a Belling electric oven, grill and hob with splash backs. Breakfast bar and a stainless steel one and a half bowl sink and drainer. Plumbing for a washing machine and space for fridge/freezer with shelving adjacent. Aironic wall mounted electric heater and a Ventaxia extractor fan. Frosted glazed window and door leading to:

BATHROOM

11'0" x 4'9" (3.37m x 1.46m)

Low level wc and a wash hand basin with a cupboard under (not fixed). Bath with a Triton shower over. Airing cupboard housing a water tank with a storage area beneath. The bathroom is predominately tiled together with tiled flooring. Wooden panelled wall and an Eterna extractor fan.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue all the way through Broad Lane, over the A30 and through Lower Broad Lane into Paynters Lane. At the double mini roundabout proceed straight on into Church Road and the property will be found on the right hand side just past the church on the left.

AGENTS NOTE

TENURE: Freehold (this freehold ground floor flat owns the freehold for the whole building. However, the first floor flat has its own lease and is responsible for all maintenance at first floor level and above).

COUNCIL TAX BAND: A.

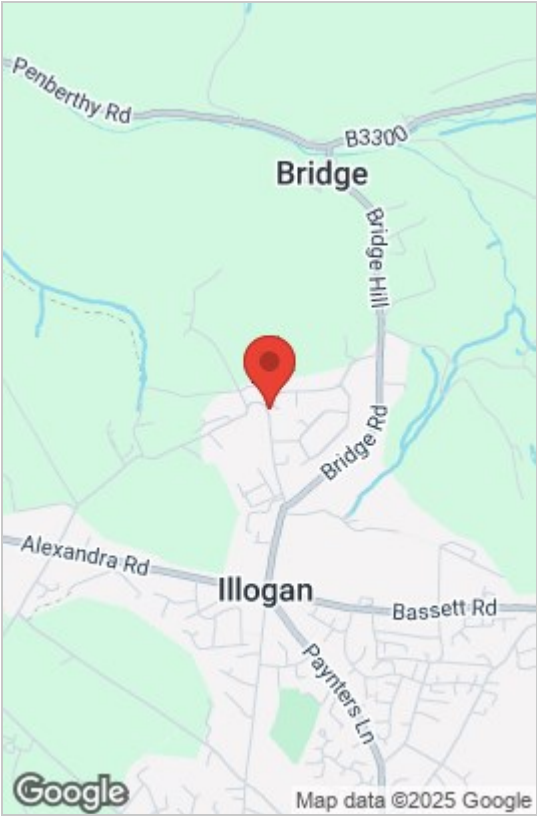
SERVICES

Mains drainage, mains metered water, mains electricity, electric heaters.

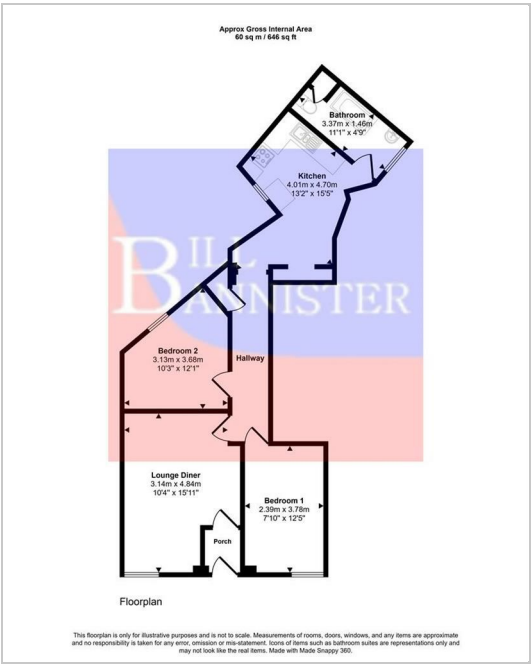
Broadband highest available download speeds - Standard 10 Mbps, Superfast 53 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

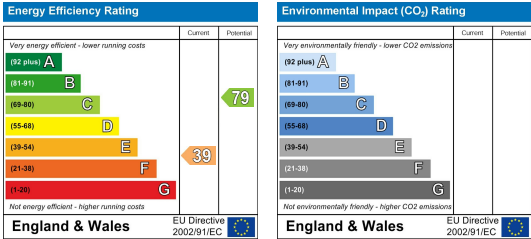
Area Map



Floor Plans



Energy Efficiency Graph



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