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BILL BANNISTER

Sales & Lettings



5 Roscarrack

Illogan Downs, Redruth, TR15 3XE

£265,000



Situated in a small cul-de-sac location with lovely open views, this semi detached house offers family sized living accommodation. There is a dual aspect lounge/diner, a kitchen, three bedrooms and a first floor bathroom. The property is double glazed and this is complemented by electric storage heating. Externally there is a lawned front garden with driveway parking and a lovely enclosed well stocked rear garden bordering open fields.



We are very pleased to bring to market this delightfully situated three bedroom family home where the current vendor is flexible and ready to act on short notice should a suitable buyer be identified. Situated towards the end of a quiet cul-de-sac, in the popular residential area of Illogan Downs, the property benefits from three bedrooms, a lounge, kitchen/diner, family bathroom and driveway parking for at least two vehicles. The property is double glazed and this is complemented by electric storage heaters. The views are really something to be commended with panoramic views over open fields, giving a very rural feel. In need of some updating, internally the property is light and airy and gives good sized family accommodation and we feel this is the perfect opportunity for a new owner to put their personal stamp on it. Futhermore, there may be opportunities to develop (subject to any planning permission required). The village of Illogan offers a local shop, public house and other local amenities. Portreath beach situated on the north coast is approximately three miles away and can be accessed by foot through Illogan Woods. Tehidy country park is also approximately three miles away where woodland walks can be found and Tehidy golf club.

Upvc half obscure double glazed front door leading to:

HALLWAY

Electric storage heater, stairs to the first floor, obscure glazed French doors leading to:

LOUNGE/DINER

11'3" x 24'3" (3.43m x 7.40m)
Upvc double glazed casement bay window overlooking the front garden and aspect. Electric storage heater, tiled fireplace, further electric storage heater and a smoke alarm. Understairs storage cupboard, upvc double glazed window with an obscure glazed panel overlooking the rear garden and aspect. Door leading to:

KITCHEN

7'4" x 8'9" (2.26m x 2.69m)
Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Space for white goods and single stainless steel sink and drainer. Upvc obscure double glazed door with a side window leads to the rear garden.

FIRST FLOOR

LANDING

Upvc double glazed window overlooking the driveway and side aspect. Loft access hatch, airing cupboard with hot water tank and slatted shelf storage.

BEDROOM 1

8'4" x 13'0" (2.56m x 3.97m)
Upvc double glazed window overlooking the front garden, aspect and views beyond. Electric storage heater.

BEDROOM 2

8'9" x 11'1" (2.67m x 3.38m)
Upvc double glazed window overlooking the rear garden and aspect with views. Electric storage heater.

BEDROOM 3

5'9" x 8'1" (1.76m x 2.48m)
Upvc double glazed window overlooking the front driveway, garden and front aspect with views. Electric storage heater.

BATHROOM

5'8" x 6'0" (1.73m x 1.85m)
Fully tiled with a low level wc, wash hand basin with a tiled splash back and a bath with a Mira Elements thermostatic shower over and a glass shower screen.

OUTSIDE

The front garden has a driveway with a strip of gravel running down the middle. It is mainly laid to lawn with walled and hedge borders. A door from the kitchen leads to the rear garden which is mainly laid to lawn with a traditional stone wall to the rear and borders of mature bushes, shrubs and trees plus extended open views to fields. Access can be gained to the driveway from the rear garden and there is also a storage shed.

DIRECTIONS

From our office take the main road towards Camborne and turn left opposite Taylors Tyres into Chariot Road. Continue through Higher Broad Lane, over the A30 and fork left into Spar Lane. Take the next left into Clifton Road and follow this road down turning right at the bottom. Take the second right into Essex Drive, turn right into Rosenannon Road and then next left into Forthvras. Follow this down to the end and turn left into Roscarrack and the property will be found at the far end on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and electric storage heating.

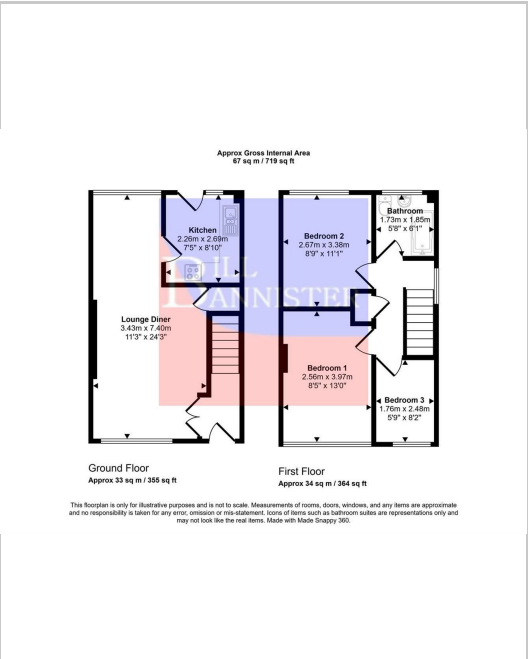
Broadband highest available download speeds - Standard 15 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

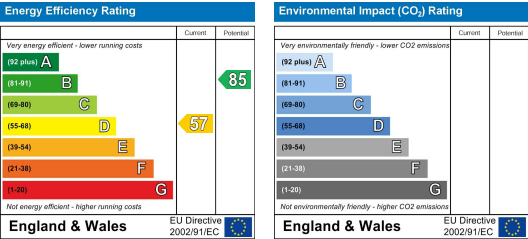
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.