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Sales & Lettings



8 Chariot Road

Illogan Highway, Redruth, TR15 3LQ

Guide Price £379,950



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Tucked away side on to the road, this is a substantial semi detached home in a particularly convenient location. An internal inspection will reveal that the property is well presented and features what is probably the original small tiled passageway from the front door through to the kitchen. There are two reception rooms and a very generous kitchen/breakfast room with a good amount of units and appliances being included as well as an island. We feel this is an important part of the property and a lot of time and effort has been spent in creating this. Beyond this is a small cloakroom. To the first floor there are four bedrooms with the master having an en-suite and there is also a family bathroom. Heating is via a gas system and there is also double glazing. Externally there is a hard standing for several vehicles and the rear garden is particularly pleasant and quite sheltered being thoughtfully laid out with patios etc. In terms of location, Redruth town centre is around a five minute drive whilst Camborne town centre is within a ten minute drive. The local primary school is within a five minute walk whilst the secondary school can be reached in around twenty minutes on foot and less than five minutes by car. Furthermore, the property is close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park and Golf Course which are within four miles. Also, within proximity, are several North Cornwall coastal towns including Portreath which is a mere ten minutes or so by car. Furthermore, other surrounding beaches and local attractions can also be found nearby.

ENTRANCE VESTIBULE

4'1" x 4'7" (1.26m x 1.41m)

Upvc door and a half glazed door with a screen leading to:

HALLWAY

Understairs cupboard, two further cupboards and a radiator. The floor is tiled from the front vestibule to the kitchen and we would imagine this is original.

LOUNGE

12'0" x 12'5" (3.66m x 3.80m)

A small bay window, a polished cast fire surround and a radiator.

DINING ROOM

12'5" x 11'1" (3.80m x 3.40m)

With an alcove having shelving and a radiator. Laminate flooring.

KITCHEN/BREAKFAST ROOM

18'0" x 16'2" (5.51m x 4.94m)

A very pleasant room with lots of light and a good range of kitchen units that have been to be seen to be fully appreciated. Working surfaces and a sink unit set into the central island. Splash backs and a wall mounted Worcester 420 boiler. Appliances include a dishwasher, a range cooker and a fridge/freezer. Bi-fold doors lead to a side exterior area.

CLOAKROOM

4'11" x 4'7" (1.50m x 1.41m)

Tiled floor, wash basin with a splash back, wc and a radiator.

FIRST FLOOR

BEDROOM 1

18'3" x 9'6" (5.58m x 2.92m)

A very pleasant dual aspect room with a radiator.

EN-SUITE WET ROOM

4'5" x 7'7" (1.35m x 2.33m)

Fully tiled with a Triton shower. Wash hand basin with a mirror behind, ladder radiator and wc. Extractor fan and spot lighting.

BEDROOM 2

12'8" x 11'9" (3.88m x 3.60m)

A radiator and a view.

BEDROOM 3

9'10" x 12'3" (3.01m x 3.75m)

Radiator.

BEDROOM 4

6'7" x 8'11" (2.02m x 2.72m)

Radiator.

LANDING

With a radiator and loft access.

REAR LANDING

BATHROOM

8'7" x 7'8" (2.63m x 2.36m)

Matching the en-suite and being fully tiled with a Velux roof light. Bath with a mains shower and screen. Wash hand basin with a mirror and a low level wc. Ladder radiator.



OUTSIDE

To the front there is parking and turning facilities for several vehicles. The rear garden is particularly secluded, quite compact and sheltered being well planted. There are patio areas and also an arch.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. The property will be found on the right hand side facing you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 14 Mbps, Superfast 53 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor & indoor, O2 - Good outdoor only, Vodafone - Good outdoor only (sourced from Ofcom).



Road Map



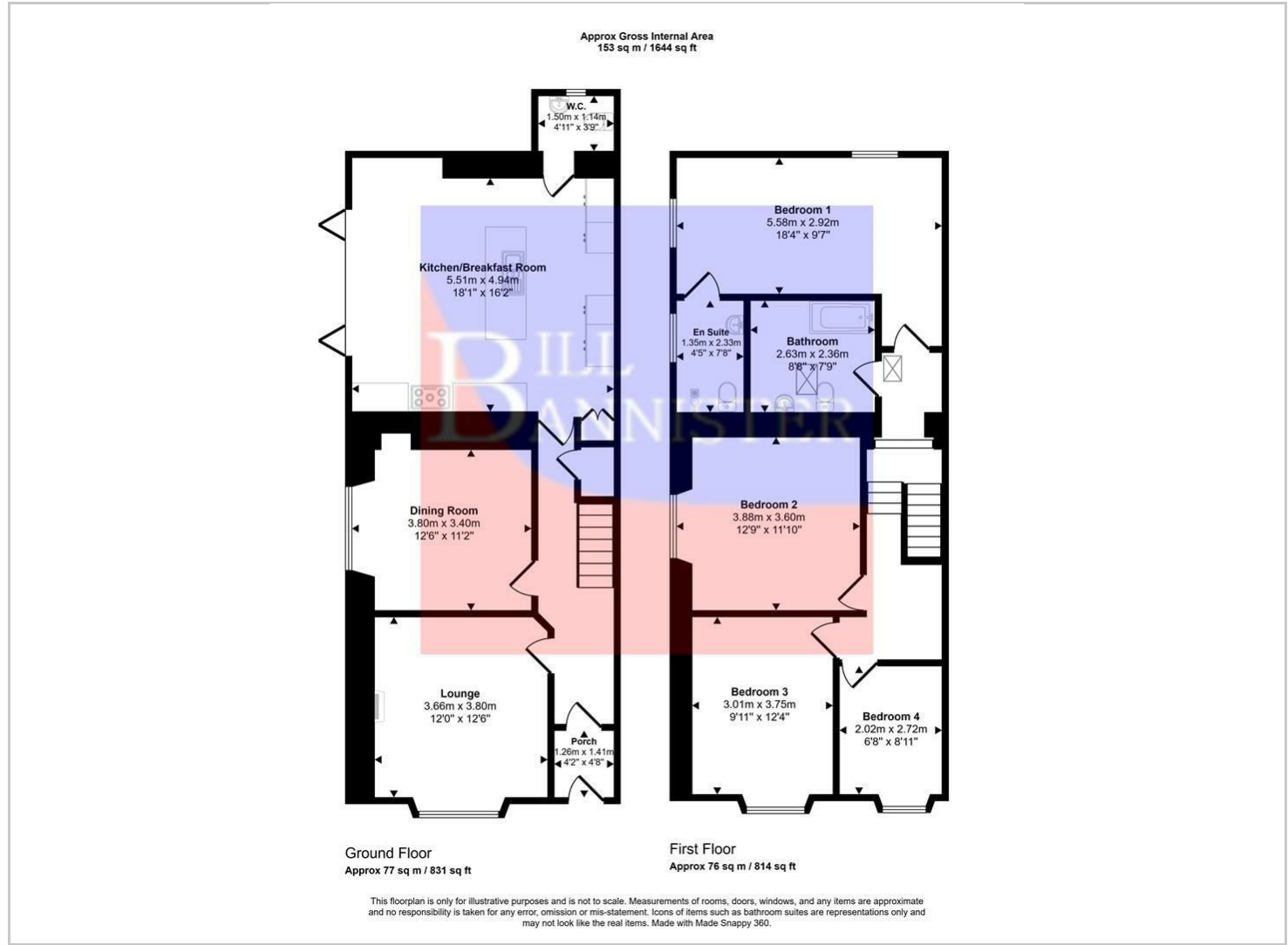
Hybrid Map



Terrain Map



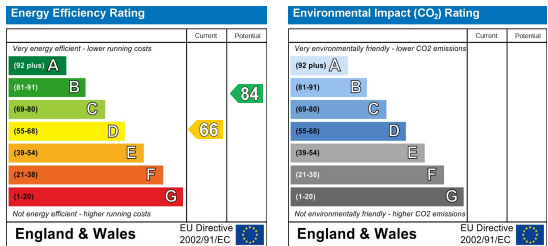
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.