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BILL BANNISTER

Sales & Lettings



38A Chili Road

Illogan Highway, Redruth, TR15 3JX

£249,950



Situated in a popular location, this well presented modern semi detached house benefits from family sized living accommodation having three bedrooms together with a first floor bathroom. There is a well fitted kitchen/diner and a lounge with the bonus of a rear conservatory with doors to the rear garden. The property is double glazed and has part gas heating. Externally there is a well enclosed rear garden plus parking for two vehicles.



This is a modern semi detached house situated in a very convenient location giving good access to shopping facilities, bus services, the A30 and the north coast. Well presented by the owner, it has part gas central heating and this is complemented by double glazing. Good use is made of laminate flooring in the porch, hallway and kitchen. There is also a rear conservatory. A pedestrian gate leads to the front door and a side alleyway to the rear. The rear garden is low maintenance for the most part having a small area of grass and an outbuilding. A pedestrian gate then leads to parking for two vehicles.

ENTRANCE PORCH

Upvc front door and laminate flooring. Door to:

HALLWAY

Laminate flooring and a radiator. Stairs to the first floor with storage beneath.

LOUNGE

14'6" x 11'1" (4.43m x 3.39m)
Focusing on an imitation fireplace and surround plus a wooden mantel. Radiator and a door to the conservatory.

KITCHEN/DINER

8'3" x 13'6" (2.54m x 4.14m)
One and a half bowl stainless steel sink unit with working surfaces having cupboards and drawers beneath plus matching eye level units. Space for white goods and a fitted oven, hob and cooker hood. Wall mounted Ideal gas boiler.

CONSERVATORY

12'2" x 8'7" (3.72m x 2.63)
Windows to three sides with an open aspect. French doors opening out to the rear garden.

FIRST FLOOR

BEDROOM 1

7'8" x 13'5" (2.34m x 4.09m)
With a wardrobe and a radiator.

BEDROOM 2

7'9" x 11'1" (2.37m x 3.40m)

BEDROOM 3

6'6" x 8'0" (2.00m x 2.46m)

LANDING

Loft access and a linen cupboard.

BATHROOM

6'6" x 5'8" (1.99m x 1.73m)
P shaped bath with a mixer and a Mira shower, Respatex surround and a curved screen. Enclosed wash hand basin and a low level wc. Wall tiling, glass shelf, extractor fan and a radiator.

OUTSIDE

There is an enclosed area to the front with a gate and pathway. A side passageway leads to the rear garden and the vendor informs us that the neighbouring property has access for maintenance of the gable wall only. Outside tap to the front. The rear garden has a mixture of paving, a lawn and an outbuilding with a gateway leading to dedicated parking for two vehicles.

DIRECTIONS

From our office in Redruth take the main road towards Camborne passing Taylors Tyres on the left hand side. Continue on and turn right by the traffic lights into Chili Road where the property will be found near the end on the right hand side.

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 3 Mbps, Superfast 47 Mbps (sourced from Ofcom).

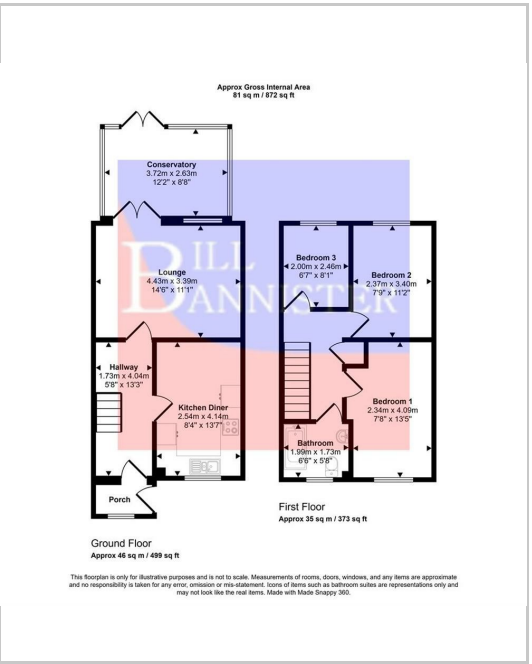
Mobile signal -
EE - Good outdoor & indoor, Three - Good outdoor & variable indoor, O2 - Good outdoor only, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

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.

Area Map



Floor Plans



Energy Efficiency Graph

