

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



36 Chariot Road

Illogan Highway, Redruth, TR15 3LQ

£249,950



This well presented semi detached house is situated in a popular area and offers family sized living accommodation. There are three bedrooms to the first floor together with a well appointed shower room. To the ground floor there is a lounge, a fitted kitchen/diner with a log burner, a utility room/wc and the bonus of a rear conservatory. The property is double glazed and this is complemented by gas heating. Externally there is parking to the front and a lovely well stocked rear garden.



We are very pleased to bring to market this three bedroomed property, situated in a most convenient location. Offering well presented and good sized family living accommodation, this semi detached house borders an open field and benefits from very pleasant views at the rear elevation in the direction of St. Agnes Beacon. Set back from the road and offering parking for one vehicle, internally the house has a very useful porch on entry. The hallway leads to a lounge/living room at the front with the focal point and cosy kitchen/diner, with its recently installed log burner, towards the rear which in turn gives access, via the conservatory, to the very pleasant and private garden. Off the kitchen, there is a utility room incorporating a downstairs toilet and wash hand basin. To the first floor, there are three bedrooms, two double including one with overbed hanging space and storage and one single, all complemented by a well equipped family shower room. It should be noted that this house benefits from recently installed double glazing in the form of windows and doors. Externally, the rear garden is quite a suntrap, a haven for relaxation with its thoughtfully arranged layout incorporating pathways bordered by raised planting features, a garden pond and multiple seating areas, all overlooking an open field. There is also the bonus of a good sized shed. In terms of location, the property is ideally placed for schools with the local primary being within a short walk whilst the nearby academy is within a five minute drive. Amenities wise, there is a large convenience store with Post Office facilities next door to the primary school as well as a fish and chip shop. There are nearby bus routes and Redruth town centre is within a five minute drive. Further afield, the coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in around ten minutes by car whilst the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Club, are within a similar distance. The property location is also within proximity to many other North Cornwall coastal towns as well as other surrounding attractions being easily accessible.

Upvc obscure double glazed panelled door leads to:

ENTRANCE PORCH

Upvc double glazed side window and an internal obscure double glazed upvc door to:

HALLWAY

Stairs to the first floor and a radiator.

LOUNGE

11'0" x 12'7" (3.37m x 3.85m)

Upvc double glazed window overlooking the front aspect with a radiator under. Electric coal effect fire set in a wood surround and tiled fireplace. Door to:

KITCHEN/DINER

15'6" x 12'4" (4.73m x 3.78m)

A radiator and a multi fuel burner set in a tiled fireplace. Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Integrated Belling oven and grill and an integrated Hotpoint gas hob with a glass splash back and an extractor hood over. Upvc double glazed window to the side aspect. Single stainless steel sink and drainer below a upvc double glazed window overlooking the conservatory and rear aspect. Integrated dishwasher. Door with two frosted glazed panels leads to a further door leading to:

UTILITY ROOM/WC

Low level wc with a mirrored medicine cabinet above and a wash hand basin with aqua board splash back. Upvc obscure glazed window to the rear aspect, Glow Warm boiler, roll edge work surface with storage cupboard below. Space for fridge and freezer plus space and plumbing for a washing machine.. Upvc door with obscure double glazed panel opens to:

CONSERVATORY

6'9" x 6'5" (2.06m x 1.98m)

Upvc double glazed windows throughout with patio doors leading to the rear garden. Power connected and a roll edge work surface with a storage cupboard under.

FIRST FLOOR

SPLIT LEVEL LANDING

Loft access hatch and a door to a full height storage cupboard with slatted shelved storage.

BEDROOM 1

10'6" x 11'11" (3.22m x 3.64m)

Upvc double glazed window overlooking the rear garden and aspect and far reaching views over open countryside with the field behind bordering the end of the garden. Radiator.

BEDROOM 2

8'0" x 12'5" (2.45m x 3.80m)

Upvc double glazed window overlooking the front aspect. Radiator and a built-in overbed wardrobe with hanging space and storage.

BEDROOM 3

7'8" x 6'7" (2.34m x 2.02m)

Upvc double glazed window overlooking the front aspect. Radiator.

FAMILY SHOWER ROOM

5'8" x 8'5" (1.75m x 2.57m)

Low level wc, built-in storage cupboards and drawers. Wash hand basin with aqua board splash back and a mirrored medicine cabinet above. Thermostatic shower set in a double shower cubicle with a glass screen and aqua board splash back. Upvc double glazed window to the rear aspect and a wall mounted towel radiator.

OUTSIDE

To the front there is a concrete driveway providing parking for one vehicle and leads to the front door. A side gate gives access to the rear garden and patio doors lead out to a patio area with a brick built raised planting area. There is a shed and an external tap. The garden features a mixture of raised planting areas and borders of mature plants and shrubs. There is a seating feature and a further patio seating area.

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.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity, mains gas heating and a multi fuel burner.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 50 Mbps (sourced from Ofcom).

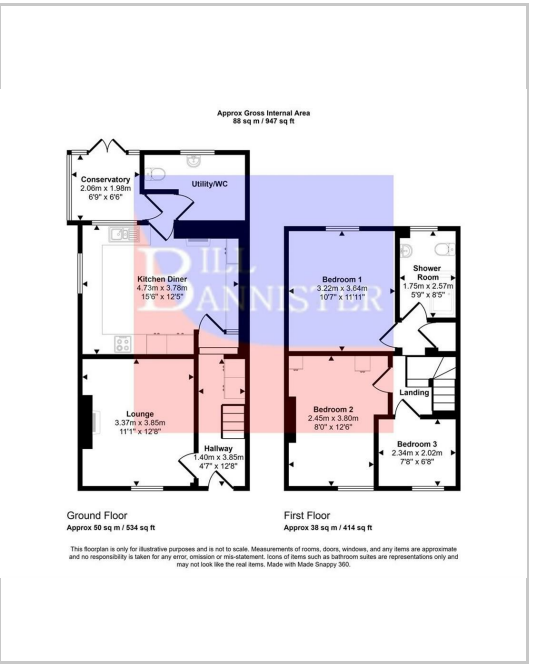
Mobile signal -

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

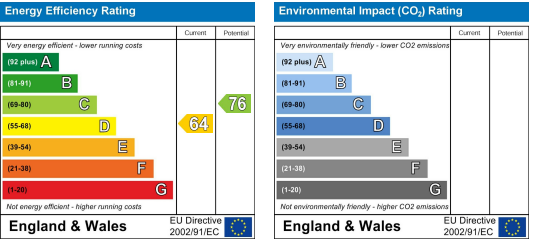
Area Map



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.