

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

**BILL
BANNISTER**

Sales & Lettings



49 Bridge Road Illogan, Redruth, TR16 4SA

£219,950



Offered for sale with no onward chain, this updated terraced house is ideal for first time buyers or investment purposes. Having lovely views towards Carn Brea, the property benefits from a lounge, a separate dining room, a fitted kitchen, two bedrooms and a first floor bathroom. Externally there is a generous well enclosed lawned rear garden and the bonus of parking to the front.



Set back from the road in an elevated position, this property has the benefit of parking facilities to the front for one vehicle. It also has an amazing outlook over Carn Brea and the surrounding countryside. There is an entrance hall, two reception rooms and a fitted kitchen. To the first floor there are two bedrooms with lovely views and a family bathroom that also has a Mira shower. The house is double glazed and this is complemented by electric heaters. It has recently been the subject of redecoration and is offered with the benefit of no onward chain. The rear garden is generously proportioned being laid to lawn and ready for the keen gardener to put their mark upon it. Paynters Lane End with shopping facilities and a public house etc is within approximately half a mile. Access is also given to the north coast at Portreath, the A30, Redruth and Camborne plus out of town multiples.

RECESSED PORCH

Door to:

HALLWAY

Laminate flooring, a panel radiator and stairs to the first floor with storage beneath.

LOUNGE

10'7" x 15'8" (3.23m x 4.79m)

A dual aspect room with an open fire (decorative only) and an electric heater.

DINING ROOM

6'9" x 7'0" (2.06m x 2.14m)

With a small rectangular bay and laminate flooring.

KITCHEN

15'1" x 8'5" (4.62m x 2.58m)

One and a half bowl stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath plus tiled splash backs. There is a shelved pantry with a window and two glass fronted eye level cupboards. Laminate flooring, panel radiator and space for white goods. Door to the rear.

FIRST FLOOR

BEDROOM 1

10'4" x 15'10" (3.17m x 4.83m)

Airing cupboard housing a hot water cylinder and a further store cupboard. Panel radiator.

BEDROOM 2

10'0" x 9'10" (3.06m x 3.02m)

Panel radiator.

Both the bedrooms face the front and have amazing views to Carn Brea and surrounding countryside.

LANDING

Access to loft space.

BATHROOM

6'11" x 5'6" (2.11m x 1.69m)

Twin grip panelled bath with a Mira shower and a screen. Wall tiling, pedestal wash hand basin and a low level wc. Electric ladder radiator.

OUTSIDE

There is parking to the front for one vehicle and an area of garden. To the rear we have a good sized lawned garden with plenty of scope for the keen gardener with a vision to create their own layout.

DIRECTIONS

From our office in Redruth take the main road towards Portreath and on entering Bridge turn left into Bridge Hill. At the top go straight ahead into Bridge Road where the property will be found on the right hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

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

Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps (sourced from Ofcom).

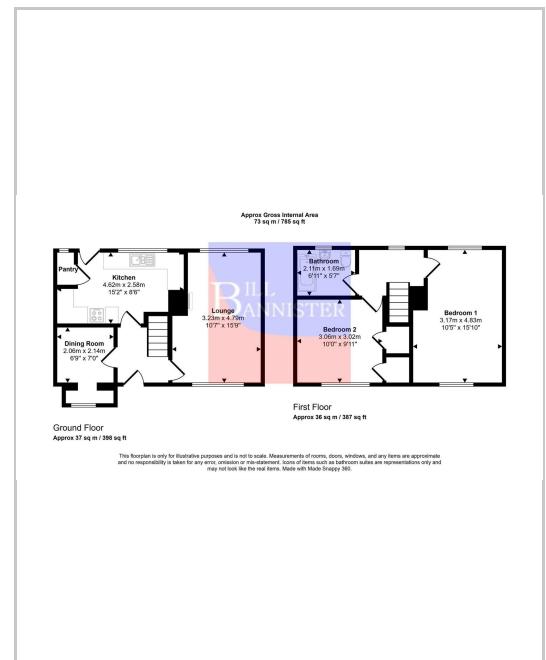
Mobile signal -

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

Area Map



Floor Plans



Energy Efficiency Graph

