



Watergate | Illogan | Redruth | TR16 4QS

Price Guide £795,000



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- Wealth Of Versatility
- 4 Bedrooms And 3 Bath / Shower Rooms
- Generous Gardens
- Tastefully Extended And Updated

'Watergate Villa' is a spacious and well cared for property, that could suit a wide variety of requirements.

Offering four bedrooms, this attractive property could easily be partitioned off (remaining linked) to provide three bedrooms plus a one bedroom annexe - which is how it is utilised now.

Externally the property is approached by a generous driveway, leading to a garage. The gardens are generous, with an array of mature shrubs and plants. Offering a wealth of privacy, the gardens also allow access to a useful outbuilding which has planning permission to be converted into a self contained annexe for non paying guests (Application number : PA18/01094)

As mentioned, the accommodation has been well cared for. Our client has also overseen an extensive programme of refurbishments, which include electrical & plumbing works, along with a sizeable extension.

On the ground floor you will now find a well equipped kitchen / breakfast room, utility room, WC, living room, sitting room, front porch and an additional reception room which is currently utilised as a kitchenette for secondary accommodation.





The first floor boasts four bedrooms , two of which are en-suite, the family bathroom and a generous hall space which would make an ideal study.

To fully appreciate the versatility, appealing setting and quality of finish. A viewing comes highly recommended.

INFORMATION

Tenure - Freehold

Broadband : Standard – 7mbps to 79mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr164qs&uprn=10007788793>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee – O2, Three and Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr164qs&uprn=10007788793>)

Council Tax – Band D for the House – Band A for the annexe – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/12133104000>)

We understand the property has oil fired heating, private drainage, mains water and mains electricity.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



ACCOMMODATION

KITCHEN / BREAKFAST ROOM

22'3" x 10'9" (6.79 x 3.28)

LIVING ROOM

11'6" x 25'9" (3.52 x 7.85)

DINING ROOM

13'7" x 11'9" (4.15 x 3.60)

UTILITY ROOM

7'4" x 8'2" (2.24 x 2.51)

RECEPTION ROOM / ANNEXE KITCHEN

14'11" x 11'7" (4.57 x 3.55)

FIRST FLOOR

BEDROOM

12'1" x 16'7" (3.69 x 5.06)

BATHROOM

11'9" x 4'11" (3.60 x 1.51)

BEDROOM

7'10" x 11'0" (2.41 x 3.37)

ENSUITE

3'2" x 11'3" (0.99 x 3.43)

BEDROOM

10'11" x 11'5" (3.33 x 3.50)

HALLWAY / STUDY SPACE

11'9" x 7'7" (3.59 x 2.33)

BATHROOM



7'11" x 5'0" (2.43 x 1.53)

BEDROOM / ANNEXE LIVING ROOM



13'8" x 7'9" (4.18 x 2.37)






Ground Floor

Floor 1



Approximate total area⁽¹⁾

1853.87 ft²
172.23 m²

Reduced headroom

35.33 ft²
3.28 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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