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S A L E S

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# Alexandra Road, Illogan, Redruth

Guide Price £595,000

5 2 4





This substantial detached property is located on a highly sought after road in the popular village of Illogan. Whilst it is a residence, it has in the past been a children's nursery and the local surgery. The generous accommodation would lend itself to various possibilities including creating spaces for multi generational living, working from home or just a very large family home. The property is mostly double glazed and has gas central heating. There is parking for numerous vehicles at the front and the rear is a well proportioned enclosed south facing garden with useful store.

The ground floor has 8 reception rooms, hallway, kitchen and 3 toilets, while the first floor currently has 3 bedrooms, a large bathroom with free standing bath, bedroom 4 used as a sitting room and access to a large sun-room/conservatory with balcony. In total the accommodation is just a little under 3000 square feet.

Tenure: FREEHOLD

EPC: D55

Council tax band: E

Broadband: Superfast available (Ofcom checker)

CONSUMER PROTECTION from Unfair Trading Regulations 2008. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy

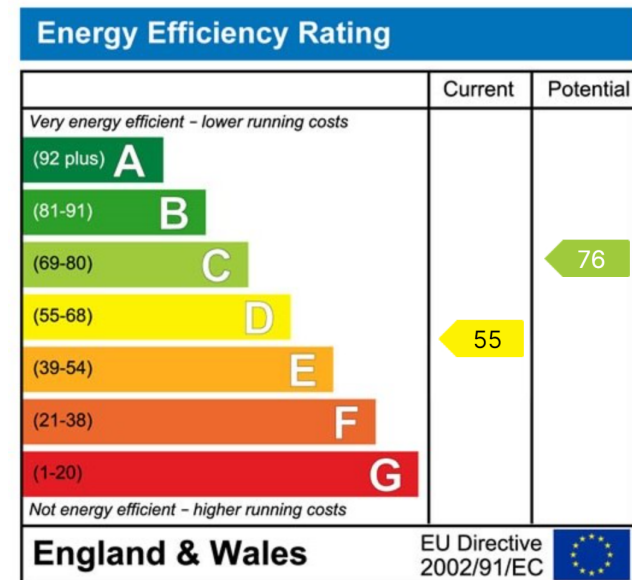
themselves by inspection or otherwise and check any covenants immediately with their solicitor.

The Agent has 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





- Generous detached house (circa 3000 sqft)
- Possible redevelopment site (STPP)
- 4 bedrooms
- Several reception rooms
- Adaptable accommodation
- Tremendous scope
- Ample parking
- Popular village location
- Close to the North Cornish Coast
- EPC D55



TRURO

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements