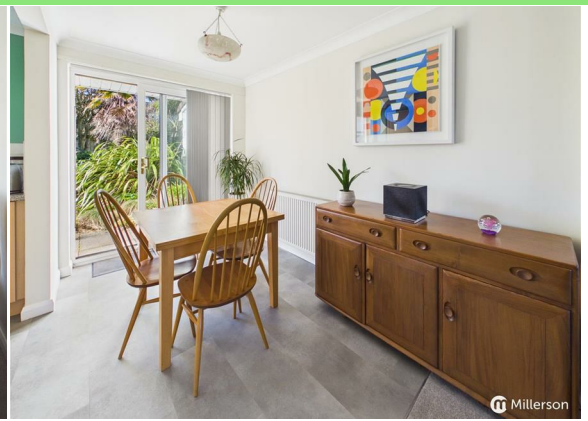
Roscarrack
Illogan Downs
Redruth
TR15 3XE

Asking Price £260,000

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- QUIET CUL DE SAC POSITION
- DRIVEWAY AND GARAGE
- ENCLOSED, SUNNY REAR GARDEN
- GAS CENTRAL HEATING
- EDGE OF VILLAGE LOACTION
- CLOSE PROXIMITY TO BEACH AND WOODS
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 874.00 sq ft

3

1

1

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PROPERTY DESCRIPTION
A fantastic opportunity to purchase this well presented, semi detached family home quietly tucked away in a Cul De Sac on the edge of Illogan downs. The accommodation comprises an entrance hall, living room, dining area, kitchen, three bedrooms and family bathroom. Outside, the home is nicely set back from the road with a driveway and garage providing private off road parking whilst the rear enjoys a sunny, private enclosed garden ideally suited to children, pets and entertaining. Other benefits include double glazing, gas central heating and is offered for sale with no onward chain.

LOCATION
Roscarrack is a quiet Cul De Sac, tucked away on the edge of Illogan Downs near Park Bottom. Park Bottom is a small, semi rural village situated on the outskirts of Illogan offering local shop, public house, bus stop and is only 2.5 miles from the beach at Portreath. Tehidy Woods with its 250 acres of public woodland is only 1 mile away and the towns of Redruth and Camborne are almost equidistant.

ACCOMMODTION IN DETAIL
(All dimensions are approximate and measured by LiDAR)

ENTRANCE
Obscure double glazed door into:

ENTRANCE HALL
Stairs to first floor, wood flooring, radiator, obscure double doors into:

LIVING ROOM
A dual aspect room with large double glazed window, radiator, built-in under stairs storage cupboard, opening into:

DINING AREA
Double glazed patio doors to rear garden, radiator, tile effect flooring, space for table and chairs, opening into:

KITCHEN
Fitted with a range of natural wood finish, shaker style base and wall units with stone effect work surfaces and tiled splash backs, integrated electric oven, hob and extractor hood, one and half bowl stainless steel sink with mixer tap and drainer, double glazed window, tile effect flooring.

FIRST FLOOR

LANDING
Loft access hatch, exposed wooden floor boards, inset lighting, double glazed window, airing cupboard housing combination boiler, doors to bedrooms and bathroom.

BEDROOM ONE
A double bedroom with built-in double wardrobe, double glazed window, radiator, exposed wooden floor boards.

BEDROOM TWO
A second double bedroom with built-in double wardrobe, double glazed window, radiator, exposed wooden floor boards.

BEDROOM THREE
A single bedroom with double glazed window, radiator, exposed wooden floor boards.

BATHROOM
A three piece family bathroom comprising bath with shower over and tiled surround, hand basin and W.C, heated towel rail, inset lighting, tiled flooring, obscure double glazed window.

OUTSIDE
The property is approached over a brick paved driveway adjacent to an attractive, slate chipped garden. The driveway gives access to an attached garage with power, lighting and utility space for washing machine and tumble dryer. The rear garden is perfectly suited to children, pets and entertaining being level, enclosed and enjoying plenty of sunshine. there is a level lawn, tool shed and a range of mature plants and shrubs.

DIRECTIONS
From Park Bottom stores on your left hand side continue along Illogan Downs for approximately 1/4 mile taking the right turn into Essex Drive. Bear right onto Rosenannon Road and then second left into Forthvras. Roscarrack is the second Cul De Sac on the left hand side.

MATERIAL INFORMATION
Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: C

The building
Semi-detached house, standard construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Driveway, Garage, Private, and Off Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes

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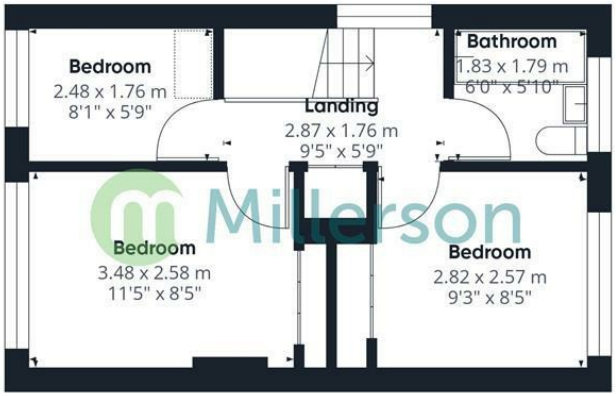
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor 0



Floor 1

Approximate total area(1)

81.1 m²

874 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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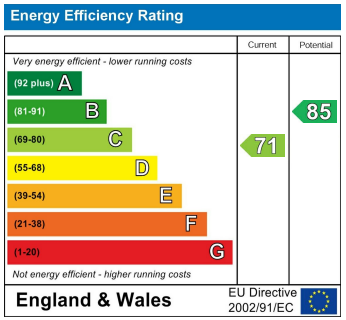

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