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BILL BANNISTER
Sales & Lettings



24 Bosmeor Park

Illogan, Redruth, TR15 3JN

£275,000

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This modern property has over recent years been the subject of updating and improvement and in our opinion provides a very pleasant place in which to live. It also has the added bonus of no onward chain. There are three good bedrooms to the first floor with the rear bedrooms having views to Carn Brea. The bedrooms are complemented by a shower room and a separate wc. To the ground floor there is an entrance porch with a store leading to a generous hallway and a long lounge/diner that opens out to a sun room. The adjoining kitchen is fitted with appliances including an oven, hob and hood. There is a gas fired heating system complemented by double glazing.

Externally there is parking to the front for at least two vehicles. The rear garden has been very thoughtfully laid out being low maintenance and well enclosed with slate chippings, paving and some gravel. It is ideal for those wishing to have a minimal maintenance area of ground. There is a pedestrian access to the rear (this has not been used for many years) leading to a communal field.

Within several hundred yards level distance there is a convenience store/post office and bus services available at the bottom of Bosmeor Park. Redruth town is within two miles and the A30 is a similar distance.

ENTRANCE PORCH
With an obscure glazed door and side window. Tiled floor and a useful bin store.

HALLWAY
Turning stairs to the first floor and a radiator.

CLOAKROOM
4'9" x 4'2" (1.46m x 1.28m)
Enclosed wash hand basin with a splash back and mirror above. Enclosed cistern wc.

LOUNGE/DINER
11'3" x .21'9" (3.43m x .6.65m)
A generously proportioned room with an inset coal effect gas fire set in a wood surround and inset imitation marble (this is not functional at the present time). Radiator and patio doors to:

SUN ROOM
9'6" x 9'0" (2.92m x 2.76m)
A tiled floor, external patio doors, spot lighting and a radiator.

KITCHEN
7'10" x 11'0" (2.40m x 3.36m)
Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, space for white goods and tiled splash backs. Complementary eye level cupboards and a fitted oven, hob and cooker hood. Rear door leading to a very pleasant covered area.

FIRST FLOOR

BEDROOM 1
11'6" x 11'8" (3.52m x 3.57m)
A radiator and a window to the rear with views to Carn Brea.

BEDROOM 2
8'1" x 10'0" (2.48m x 3.07m)
A radiator and a window to the front.

BEDROOM 3
7'11" x 11'8" (2.43m x 3.56m)
A radiator and a window to the rear with views to Carn Brea.

LANDING
5'11" x 7'3" (1.82m x 2.22m)
Loft access.

SHOWER ROOM
4'9" x 5'5" (1.46m x 1.67m)
Tiled walls and a shower cubicle with a Mira shower. Enclosed wash hand basin and a radiator.

SEPARATE WC
Low level wc and tiled walls.

OUTSIDE
To the front a paviour area provides parking for at least two vehicles. To the rear there is a very pleasant and well enclosed thoughtfully laid out garden with slate chippings and paving. There are various shrubs and borders. Immediately to the rear is a decked area together with a covered area. There is an outside light and an outside tap. A rear access is provided which is currently not in use.

DIRECTIONS
From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Follow this road through and Bosmeor Park will be found on the left. Proceed straight ahead, the road bears round to the left and you will then see the property in front of you.

AGENTS NOTE
TENURE; Freehold.
COUNCIL TAX BAND: B.

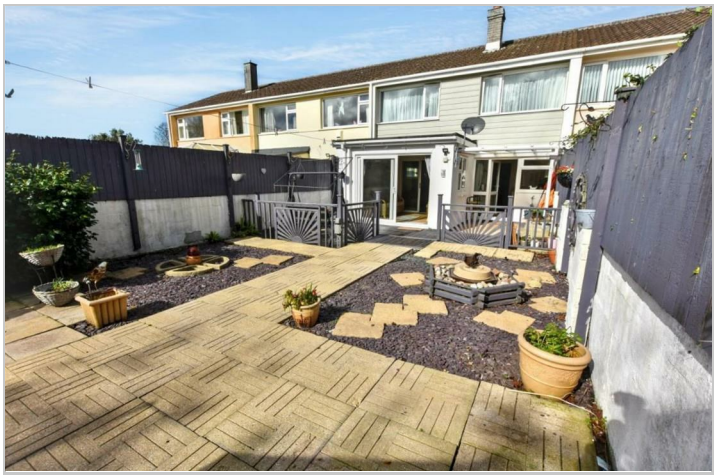
SERVICES
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 10 Mpbs, Superfast 80 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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









Road Map



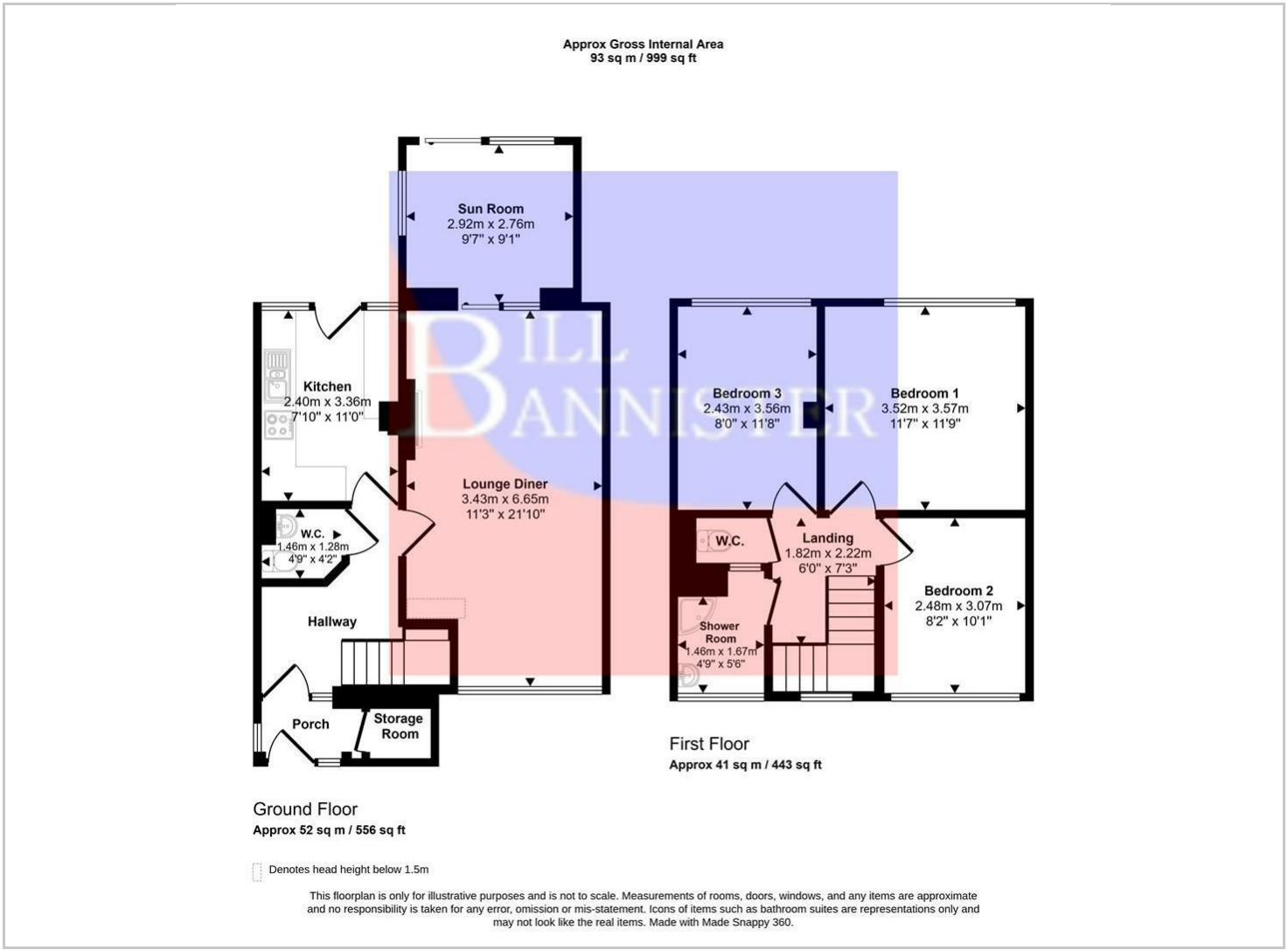
Hybrid Map



Terrain Map



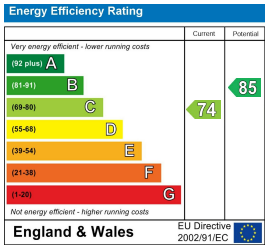
Floor Plan

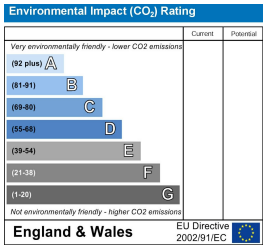


Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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