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Sales & Lettings

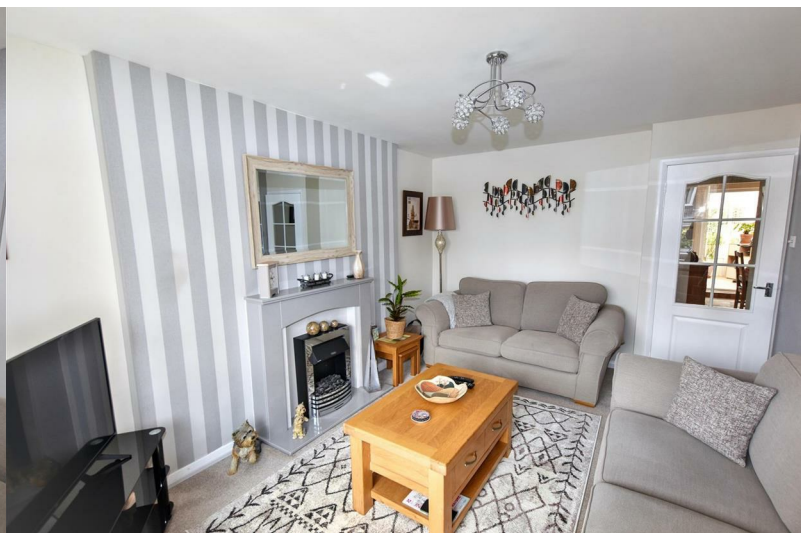


8 Forthvras

Illogan Downs, Redruth, TR15 3XQ

£325,000

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Situated in a popular and indeed pleasant location, this is an opportunity to acquire a modern three bedroom semi detached bungalow with two reception rooms plus a conservatory. Over recent years the property has been extended and this is combined with modern up to date facilities. There is a lounge, a separate dining room leading to the conservatory and a well appointed kitchen plus a shower room. Most of the double glazing has been replaced and a new gas boiler was installed in 2025. The master bedroom has a bay window and doors with views to Carn Brea Castle. The second bedroom has a mirrored double wardrobe and the third has a fitted linen cupboard. The kitchen is fitted with a good range of base and eye level cupboards with splash backs and incorporates an oven, a gas hob and a cooker hood above. The shower room is designed with ease of maintenance in mind having tiled walls and wipe clean panelling in the shower. Externally the gardens are well tended combining ease of maintenance with raised borders having a variety of shrubs. A driveway provides parking and leads to the garage with a tool store attached. The rear garden is well enclosed with paving slabs and a patio area taking advantage of the sunshine. The bungalow has a low maintenance exterior and in our opinion the gardens are an important feature of this home. Shopping facilities and bus services are available in Park Bottom together with a public house. The north coast and Tehidy are accessible with the sea being approximately two miles away.

INNER HALLWAY

With a recess, a built-in cupboard, a radiator and access to the loft space housing the gas combi boiler.

LOUNGE

9'10" x 14'9" (3.00m x 4.52m)

A view to the front, a covered radiator and an inset electric coal effect fire and surround.

DINING ROOM

9'4" x 10'4" (2.87m x 3.15m)

A radiator and double doors to:

CONSERVATORY

15'4" x 9'7" (4.69m x 2.94m)

Door to the rear, a tiled floor and a radiator.

KITCHEN

7'6" x 14'3" (2.31m x 4.35m)

Well appointed and having tiled walls for ease of maintenance. Composite single drainer sink unit with a mixer tap flanked by plenty of working surfaces with storage facilities beneath and splash backs. Complementary eye level cupboards, an electric oven, a gas hob and a cooker hood above. Two useful tall cupboards and space for white goods. Tiled floor and a leaded light effect upvc double glazed door with some coloured glass.

BEDROOM 1

11'10" x 9'10" (3.62m x 3.01m)

A bay window with double doors having obscure glass and views. Radiator.

BEDROOM 2

8'9" x 13'7" (2.67m x 4.15m)

Mirrored double wardrobe and a radiator.

BEDROOM 3

12'0" x 7'6" (3.66m x 2.31m)

Built-in linen cupboard with shelving. Radiator.

SHOWER ROOM

8'3" x 5'4" (2.54m x 1.65m)

Tiled walls for ease of maintenance. Double shower cubicle with a mains shower, an extractor above and wipe clean panelling. Enclosed wash hand basin and a wc. Mirror fronted medicine cabinet and a ladder radiator.

OUTSIDE

The property stands on a good corner plot being well enclosed and having been carefully laid out and stocked over the years. To the front there is a lawned garden divided by a paved pathway. One side has a circular paved feature and the other side has a raised brick feature with a lovely fir tree. To the rear there are paved and gravelled areas with well stocked raised borders being thoughtfully stocked providing ease of maintenance with colour. There is an outside tap and power sockets. A driveway provides parking and leads to the GARAGE 2.47m x 5.03m (8'1 x 16'6) with a replacement up and over door, power connected and a side pedestrian door. There is also a small TOOL SHED 1.50m x 1.60m (4'11 x 5'3) attached to the side wall.

DIRECTIONS

From our office in Redruth take the main road towards

Camborne into Pool and at the double mini roundabouts turn right into Church Road. Continue along here under the A30 and then turn right just before the garden centre. As you enter Park Bottom turn left in front of the shop and continue along here where you will see Essex Drive on the right. Proceed up here, bear right and then first left into Forthvras where the property will be found on the first corner.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

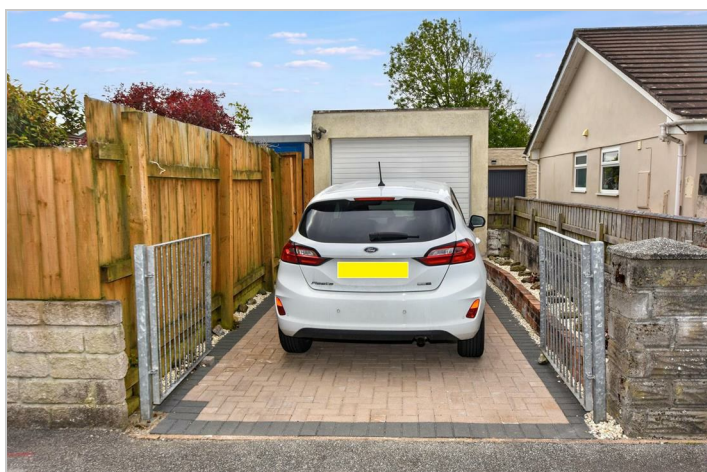
SERVICES

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

Broadband highest available download speeds - Standard 15 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



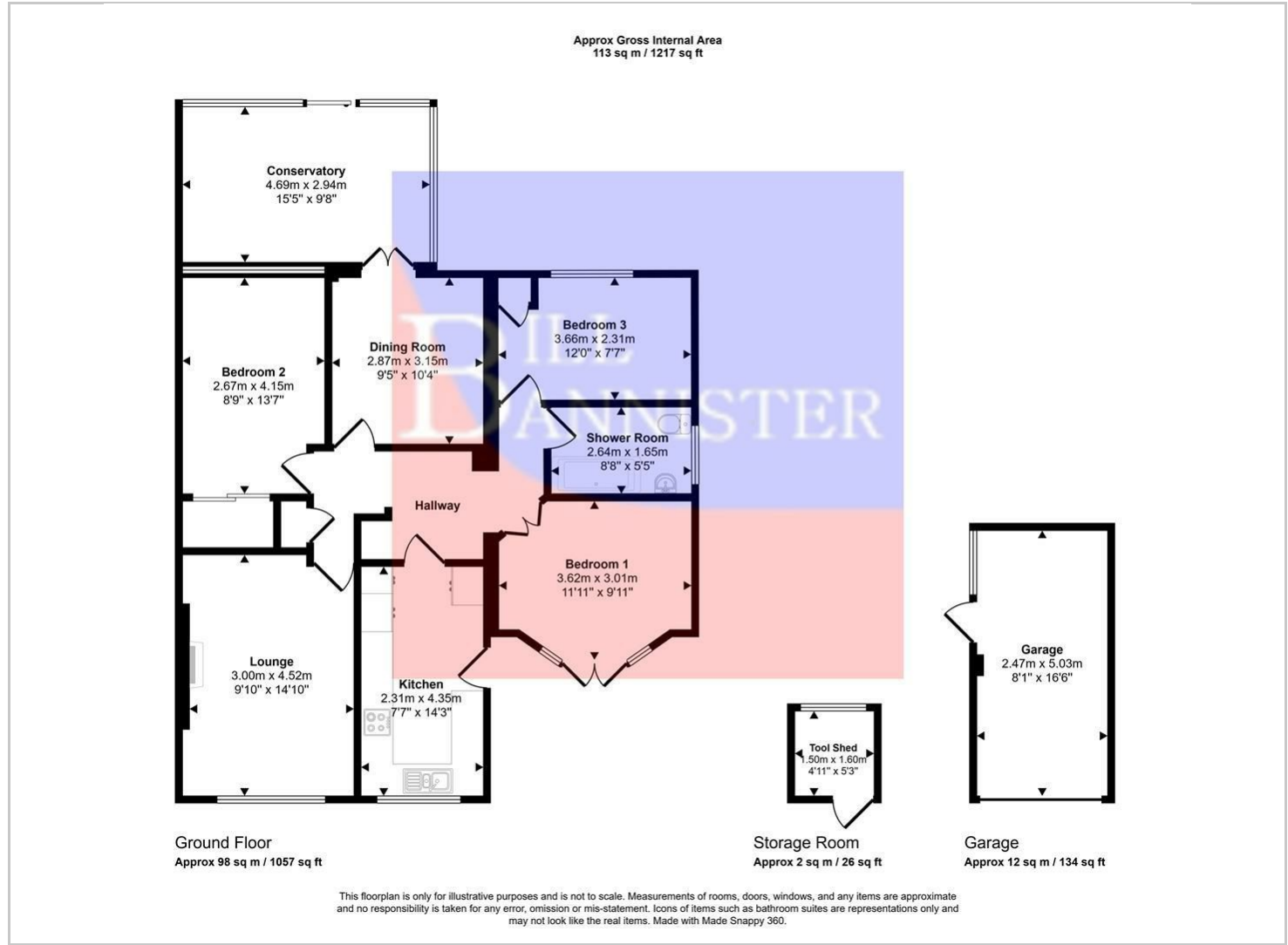
Hybrid Map



Terrain Map



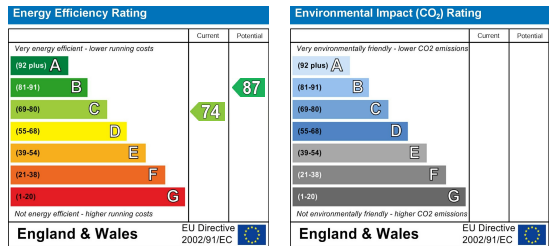
Floor Plan



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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