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# BILL BANNISTER

Sales & Lettings



VIEW OF WHOLE BUILDING

## Flat 3, Shiloh House, 254 Agar Road

Illogan Highway, Redruth, TR15 3NJ

**Guide Price £145,000**



Ideal for first time buyers or investment purposes, this lovely first floor apartment is situated in a convenient location close to amenities. The property benefits from two bedrooms, an open plan lounge/dining room/fitted kitchen and a bathroom. It is double glazed and this is complemented by gas heating. Externally there is the bonus of a dedicated parking space.



Set back from the road and offering quite an open aspect, this first floor apartment is well presented by the vendor. Two bedrooms are provided together with a generous lounge/dining room/kitchen and the bathroom also has a shower. Double glazing is provided together with gas fired heating. The property also benefits from a dedicated parking space. Facilities such as Morrisons and further out of town multiples are available with a few hundred yards level walk together with bus services to Redruth and Camborne. The A30 is within approximately one and a half miles and the north coast at Portreath is within some four miles distant.

### COMMUNAL GROUND FLOOR HALLWAY

Stairs to the first floor.

### FIRST FLOOR

#### ENTRANCE HALL

Radiator.

#### LOUNGE/DINING ROOM/KITCHEN

11'7" x 24'1" (3.55m x 7.36m)

The lounge area has a large window with an aspect towards the Carn. Laminate flooring is provided throughout and there is a wall mounted boiler plus a radiator. A breakfast bar provides a partial room divide and the kitchen area is fitted with plenty of base storage units, a one and a half bowl sink unit and complementary eye level units. Space for white goods and a fitted oven and hob with a hood above. Spot lighting.

#### BEDROOM 1

11'0" x 11'6" (3.36m x 3.51m)

With a radiator.

#### BEDROOM 2

6'5" x 7'11" (1.97m x 2.43m)

With a radiator.

#### BATHROOM

6'2" x 6'11" (1.89m x 2.11m)

Panelled bath with a mixer tap and shower, screen and a tiled surround. Pedestal wash hand basin with a splash back and a mirror above. Low level wc, ladder radiator and a tiled floor.

### OUTSIDE

To the rear of the property there is a dedicated parking space identified as the middle one of three.

### DIRECTIONS

From our office in Redruth take the main road towards Camborne passing Morrisons on your right hand side and Shiloh House will then be found on the right.

### AGENTS NOTE

TENURE: Leasehold - 99 years commencing 1/8/2014. Service Charge £30 per calendar month including ground rent.

COUNCIL TAX BAND: A.

### SERVICES

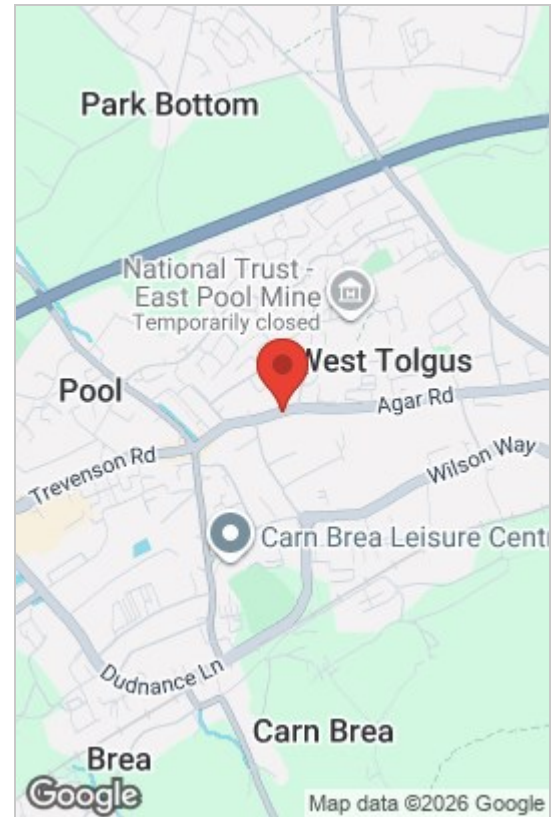
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 58 Mbps (sourced from Ofcom).

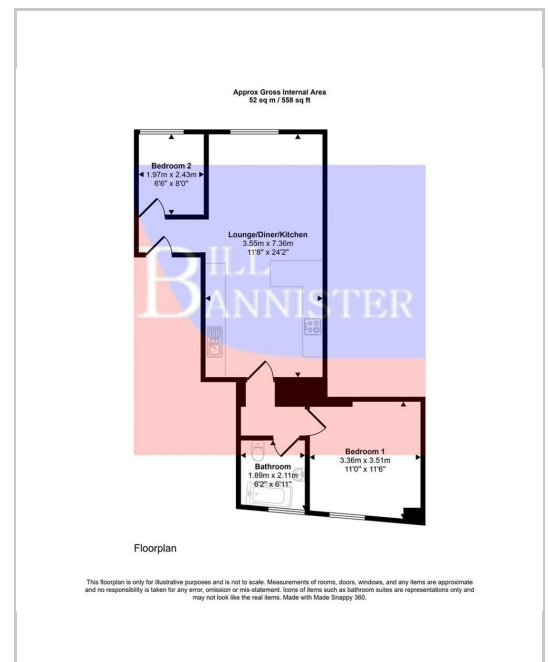
Mobile signal -

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

## Area Map



## Floor Plans



## Energy Efficiency Graph

