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**Agar Road,  
Illogan Highway, Redruth**

**£265,000  
Freehold**





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## **Property Introduction**

This extremely well presented three bedroom end of terrace cottage is situated within close proximity to local amenities.

Having been modernised by its current owners, the property now offers a contemporary feature 24' open-plan lounge/dining room, a kitchen with built-in appliances and a ground floor bathroom.

On the first floor there are three bedrooms and a further shower room.

Furthermore, there is an enclosed garden to the rear with a raised deck and off-road parking to the front for three cars - making this cottage an ideal purchaser for someone seeking a character home with modern features.

## **Location**

Agar Road is ideal for access to nearby supermarkets, schooling for all ages is within walking distance and Pool, which has many out-of-town shopping outlets, is less than a mile away. A bus service runs outside the property in both directions, the nearest major town is Redruth which is less than one and a half miles, here you will find both local and national shopping outlets, banks and a mainline Railway Station with direct access to London and the north of the country.

The A30 can be accessed within a mile and a half, the north coast at Portreath is just over three miles away and Truro, the county town for Cornwall with its eclectic mix of shopping outlets, restaurants and entertainment is within twelve miles. Falmouth on the south coast which is Cornwall's university town is within eleven miles.

### **ACCOMMODATION COMPRISES**

uPVC front double glazed door opening to:-

### **OPEN PLAN LOUNGE/DINER 24' 0" x 16' 11" (7.31m x 5.15m)**

Double glazed uPVC window facing the front overlooking the garden. Radiators and two fireplaces, vinyl flooring, shelving and under stairs storage, ornate coving, wall lights and ceiling lights.

## KITCHEN 14' 6" x 8' 11" (4.42m x 2.72m) maximum measurements

uPVC patio double glazed door opening onto the garden. Tiled flooring, downlighters. Silestone work surfaces, built-in and wall and base units, single sink and with mixer tap with drainer, integrated electric microwave oven, integrated electric hob with extractor above. Integrated washing machine and fridge.

## BATHROOM

Obscure double glazed uPVC window facing the rear overlooking the garden. Tiled flooring, tiled walls, ceiling light. Low level WC, panelled bath with mixer taps, electric shower over bath and wall-mounted sink with mixer taps. Extractor fan.

## FIRST FLOOR LANDING

Doors off to:-

## BEDROOM ONE 11' 6" x 10' 11" (3.50m x 3.32m)

Loft access. Double glazed uPVC window facing the rear overlooking the garden. Radiator, carpeted flooring, built-in storage cupboard housing boiler, ceiling light.

## BEDROOM TWO 12' 1" x 9' 3" (3.68m x 2.82m)

A double sized bedroom, double glazed uPVC window facing the front overlooking the garden. Radiator, carpeted flooring, ceiling light.

## BEDROOM THREE 8' 3" x 7' 3" (2.51m x 2.21m) L-shaped, maximum measurements

A single sized bedroom, double glazed uPVC window facing the front overlooking the garden. Radiator, carpeted flooring, ceiling light.

## SHOWER ROOM

Comprising of a low-level WC. Wall mounted wash hand basin. Built in shower cubicle with attachment over. Tiled surround. Frosted glazed window for light onto hallway.

## OUTSIDE

To the rear there is an enclosed garden with a feature raised deck, the garden is mainly laid to lawn with borders for shrubs and plants. To the front there is a gravelled for parking for several cars with fence to one side and a shrub and hedged border to the other side.

## AGENT'S NOTES

Please be advised that the property's Council Tax Band is band 'B'.

## SERVICES

The property benefits from mains electricity, mains gas, mains water and mains drainage.

## DIRECTIONS

From Redruth Railway Station proceed down the hill bearing slight right at the first set of traffic lights. At the next set of lights turn right and at the next set of lights turn left into West End. At Barncoose roundabout take the first exit heading into Barncoose Terrace, on entering Agar Road, the property will be identified on the right hand side. To aide location of the property you may wish to use What3words:- abruptly.traps.slowness

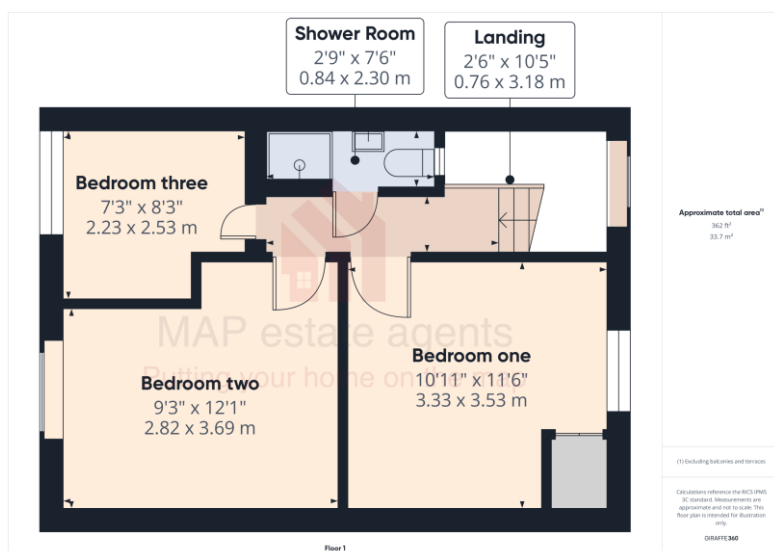


Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- End of terrace cottage
- Well presented three bedroom
- Open plan lounge/dining room
- Ground floor bathroom
- First floor shower room
- Fitted kitchen
- Gas central heating
- uPVC double glazing
- Enclosed rear gardens
- Off-street parking for several cars



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