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**BILL  
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Sales & Lettings



## 25 Bosmeor Park Illogan, Redruth, TR15 3JN

**£230,000**



Offered for sale with no onward chain, this end of terrace house benefits from well proportioned family living accommodation. There are three bedrooms to the first floor with a family bathroom and a separate wc. To the ground floor there is an entrance porch, a kitchen and a good sized lounge/diner which leads to a rear conservatory. The property is double glazed and this is complemented by gas heating. Externally there is parking to the front for several vehicles and a well enclosed lawned rear garden.



Situated in this popular development, this property is offered with the benefit of no onward chain. An inspection will reveal an entrance porch with a door through to a hallway. There is a generous lounge/diner with a focal point gas fire and doors lead through to a conservatory. The kitchen is fitted with plenty of storage facilities together with space for white goods. To the first floor there are three bedrooms with the master bedroom having a good open aspect to Carn Brea Monument. The family bathroom is fitted with a bath and a mains shower. A separate wc is also provided. Externally there is parking to the front for several vehicles and the rear garden is well enclosed being laid to lawn with a patio taking advantage of the sunshine. Bosmeor Park is within a level walk of a post office/store and bus services. Access is given to Redruth and the A30, with the north coast being approximately four miles away at Portreath.

#### ENTRANCE PORCH

A upvc door and adjoining glazing. There is a useful bin store and a small paned glazed door with a side screen leading to:

#### HALLWAY

A double cupboard, stairs to the first floor and a radiator.

#### LOUNGE/DINER

11'6" x 22'2" (3.51m x 6.78m)

Focal point gas coal effect fire and a wood surround. Radiator and patio doors to the rear leading to:

#### CONSERVATORY

11'6" x 22'2" (3.51m x 6.78m)

Roof lights and an external door.

#### KITCHEN

7'11" x 11'0" (2.42m x 3.37m)

Single drainer sink unit plus working surfaces with cupboards and drawers beneath, space for white goods and tiled splash backs. Eye level cupboards are provided incorporating an extractor hood. Radiator and a door to the rear.

#### FIRST FLOOR

##### BEDROOM 1

11'3" x 11'10" (3.44m x 3.62m)

A generous double room with a radiator and a fine view to the Carn and Carn Brea Monument.

##### BEDROOM 2

7'11" x 11'7" (2.43m x 3.55m)

A view to the rear and a radiator.

##### BEDROOM 3

8'4" x 10'1" (2.56m x 3.08m)

Radiator and an aspect to the front.

#### LANDING

#### BATHROOM

4'6" x 5'6" (1.38m x 1.69m)

Panelled bath with a mains shower over. Scalloped pedestal wash hand basin and tiled walls for ease of maintenance. Radiator and a cupboard housing a Worcester gas fired combi boiler.

#### OUTSIDE

There is a hard standing to the front providing parking for several vehicles. A side access leads to the rear garden which is mostly lawned and well enclosed. To one corner there is a slabbed patio taking advantage of the afternoon sun.

#### DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Proceed along into Broad Lane and just before the convenience store turn left. Follow this road all the way round and the property will be found on the right hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

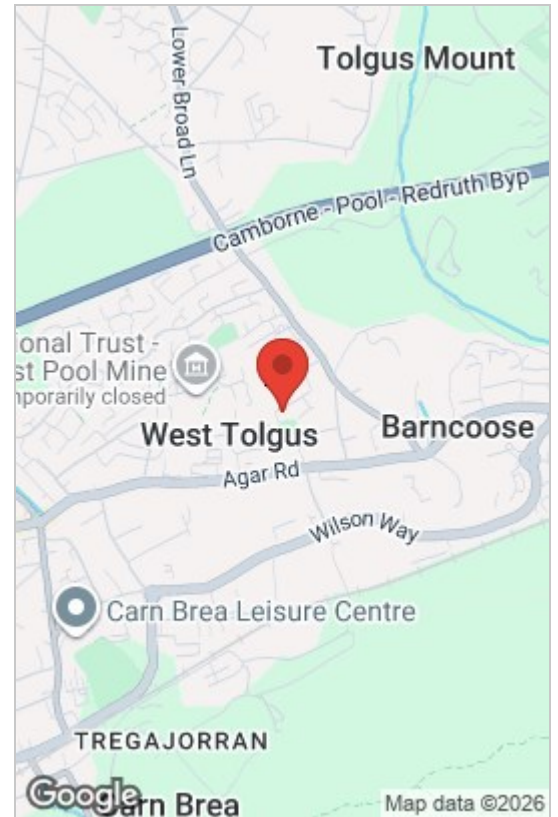
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 5 Mbps, Superfast 80 Mbps (sourced from Ofcom).

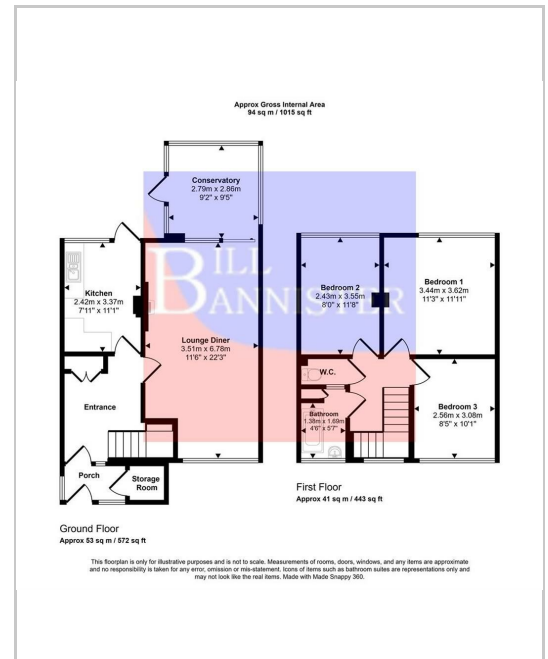
Mobile signal -

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

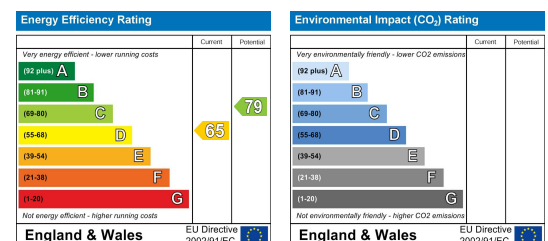
## Area Map



## Floor Plans



## Energy Efficiency Graph



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