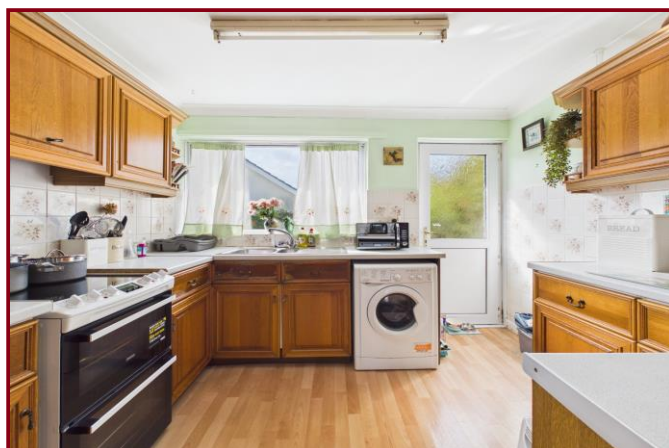




MAP estate agents
Putting your home on the map

**Warwick Avenue,
Illogan, Redruth**

**£350,000
Freehold**





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Property Introduction

Occupying a favoured residential location on the edge of the village of Illogan, this detached bungalow has the benefit of a corner plot and is situated within a cul-de-sac. The bungalow has three well proportioned bedrooms, there is a triple aspect lounge/dining room which is light and airy, a fitted kitchen and bathroom.

Heating is provided by an air source heat pump with solar panels on the roof supplying radiators and there is uPVC double glazing.

One will find attractive lawned gardens with mature shrub borders and hedging which screens the property and increases its privacy, in addition to the attached garage there is driveway parking.

Requiring some updating and modernisation, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated within a short walk of the centre of the village where there is a pharmacy, late night convenience store, GP surgeries and a Public House. Larger out of town retail outlets can be found at Pool which is just over a mile away.

The nearest major town is Redruth, which is within two miles, Truro, the administrative and commercial heart of Cornwall is within twelve miles. The north coast at Portreath is only two and a half miles distant and the south coast at Falmouth, which is home to Cornwall's university, is within twelve miles. The A30 trunk road can be accessed within two miles.

ACCOMMODATION COMPRISES

Recessed storm porch with uPVC double glazed door and side screen opening to:-

HALLWAY

L-shaped with an airing cupboard housing a hot water cylinder and 'Grant' electric boiler. Two radiators and access to loft space. Doors off to:-

LOUNGE/DINER 23' 11" x 8' 11" (7.28m x 2.72m) plus fireplace recess

Enjoying a triple aspect with uPVC double glazed windows to the front and side and a uPVC double glazed patio door opening on to

the rear. Focusing on a slate fire surround and hearth and with two radiators.

KITCHEN 10' 2" x 8' 6" (3.10m x 2.59m)

uPVC double glazed door and window to rear. Fitted with a range of wood eye level and base units having adjoining roll top edge working surfaces incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Space and plumbing for an automatic washing machine, cooker point and ceramic tiled splashback. Serving hatch through to dining area.

BEDROOM ONE 8' 8" x 8' 4" (2.64m x 2.54m)

uPVC double glazed window to the front. Radiator.

BEDROOM TWO 11' 10" x 9' 2" (3.60m x 2.79m) plus door recess

uPVC double glazed window to the front. Built-in wardrobe and radiator.

BEDROOM THREE 11' 8" x 10' 11" (3.55m x 3.32m)

uPVC double glazed window to the rear. Radiator.

BATHROOM

uPVC double glazed window to the rear. Matching suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Full ceramic tiling to walls and 'Dimplex' fan heater.

OUTSIDE

To the front a driveway gives additional parking leads to the attached garage, whilst the garden is laid mainly to lawn with a range of attractive mature shrubs and hedging to the front. The garden extends to the side which again is largely lawned with mature hedging and adjacent to the entrance door at the front is a magnificent Wisteria.

ATTACHED GARAGE 15' 11" x 8' 11" (4.85m x 2.72m)

Up and over door to the front having a courtesy door to the rear and a single glazed window to the rear.

REAR GARDEN

To the rear the garden is largely paved, enclosed and has an external water supply.

SERVICES

Mains water, mains drainage, mains electric.

AGENT'S NOTES

The Council Tax band for the property is band 'D'. The solar panels on the roof are owned by the property.

DIRECTIONS

From the centre of Illogan (by Robartes Arms/local shop), head into Alexander Road and take the first left into Warwick Avenue and then the first right where the bungalow will be identified at the entrance to the cul-de-sac off Warwick Avenue on the right hand side. If using What3words:- butternut.rolled.passing



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Detached corner plot bungalow
- Three bedrooms
- Triple aspect lounge/dining room
- Fitted kitchen
- Bathroom
- Air source heat pump
- Owned solar panels
- Attractive, well stocked gardens to front and side
- Garage and driveway parking
- Popular residential location

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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