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## £240,000

West Tolgus, Reduth, TR15 3TN



- **DETACHED RURAL BUNGALOW**
- **TWO DOUBLE BEDROOMS**
- **REQUIRES UPDATING**
- **LPG CENTRAL HEATING**
- **DOUBLE GLAZED**
- **POTENTIAL LOFT CONVERSION**
- **GARAGE & GARDENS**
- **NO CHAIN**

A two double bedroom detached bungalow in a rural location but still within easy reach of local shopping facilities and amenities. Constructed in 1968 and offered for sale for the first time this property requires some updating to the kitchen and bathroom but offers potential to improve the accommodation with conversion of the loft to two further double bedrooms subject to the usual consents. The property benefits from recently installed LPG central heating and is double glazed. There is a detached garage/workshop with two further outbuildings. There is ample parking for a number of vehicles and private gardens to front and rear which are mainly laid to lawn. The accommodation briefly comprises of:- a covered entrance, entrance hall, lounge, kitchen/dining room, utility room, shower room/wc and two double bedrooms. This property should receive your earliest attention to view as demand is expected to be high for a property in this location. EPC: TBA



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# West Tolgus, Redruth, TR15 3TN

Approached via a gated driveway leading to a covered entrance with stable type timber door opening into:-

## ENTRANCE HALL

There is a double glazed window to the front, radiator, telephone point, doors to all rooms, pull down loft access hatch with ladder, cupboard housing the hot water cylinder, quarry tile and parquet flooring.

## LOUNGE

**15'0" x 14'11" (4.57m x 4.55m)**

A good sized lounge with twin aspect double glazed windows to the front and side, feature brick and stone fireplace with inset living flame LPG fire, beamed ceiling, radiator, TV aerial point and parquet flooring.

## KITCHEN/DINING ROOM

**11'10" x 10'9" (3.61m x 3.28m)**

A well proportioned room but in need of modernisation, the kitchen comprises of a range of eye level and base units with work surface over, inset double sink with side drainer, space for an upright fridge freezer, LPG cooker point with extractor over, part tiled walls, double glazed window to the side with some rural views, ample space for a dining table, radiator, textured ceiling and doorway to:-

## UTILITY ROOM

**10'3" x 6'0" (3.12m x 1.83m)**

There is a base unit with inset single bowl sink with side drainer, wall mounted gas boiler providing central heating and hot water to the cylinder, domestic fuse box, plumbing for a washing machine, double glazed window overlooking the rear garden, textured ceiling and a door to the rear garden.

## BEDROOM ONE

**11'11" x 10'7" (3.63m x 3.23m)**

**excluding wardrobe depth**

A good sized double bedroom with twin aspect double glazed windows to the front and side, built in double wardrobe, radiator and textured ceiling.

## BEDROOM TWO

**11'11" x 10'7" (3.63m x 3.23m)**

**excluding wardrobe depth**

A good sized double bedroom with a double glazed window to the side, built in double wardrobe, textured ceiling and radiator. There is potential to create an ensuite shower room by extending this bedroom into the neighbouring store room.

## SHOWER ROOM/WC

**11'5" x 5'11" (3.48m x 1.80m)**

In need of some modernising and upgrading but comprising of a level access shower enclosure with power shower over, further shower cubicle with thermostatic shower over, low level flush WC, pedestal mounted wash hand basin, tiled walls and an obscure window to the rear.

## LOFT AREA

**31'10" x 22'7" (9.70m x 6.88m) approx usable area**

There are windows in each gable end and would provide ample room for two further bedrooms subject to the usual consents being obtained.

## OUTSIDE

### STORE ROOM

Part of the main dwelling but accessed from outside this room could provide ensuite facilities to the second bedroom.

### FRONT GARDEN

The front garden is bounded by walling and hedging, mainly laid to lawn with some, climber, shrub and flower planting. There is a pathway extending down the side of the property leading to the rear garden.

### REAR GARDEN

The rear garden is mostly laid to lawn with some flower and shrub borders, bounded by walling and hedging with access to the driveway.

### OUTBUILDINGS

There is a block construction open fronted wood shed and further shed.

### GARAGE

**25'6" x 10'4" (7.77m x 3.15m)**

A good sized garage with double opening doors to the front, two windows to the side, one window to the rear, side pedestrian access, power and light and some roof storage.

### OFF ROAD PARKING

There is off road parking for a number of vehicles on the driveway leading to the garage.

### ENERGY EFFICIENCY RATING

This property has been rated as: - TBC



