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Sales & Lettings



Ranville Voguebeloth

Illogan, Redruth, TR16 4EU

£219,950



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Ranville is a traditional terraced three bedroom home situated in a sought after residential location. The property offers a lounge and a well proportioned kitchen/diner with a good range of units. The three bedrooms have pine flooring which adds a good cottage feel to the home. In addition to the first floor bathroom there is the bonus of a ground floor shower room. The property is double glazed and has a gas heating system. From the first floor rear elevation there are stunning views towards the north coast and St Agnes Beacon. Externally the garden to the rear is of good proportions and well enclosed bordering an open field. To the front there is the distinct benefit of off road parking.

Level access is given to the nearby doctor's surgery and also shopping facilities, a chemist and a public house in nearby Paynters Lane End. The north coast at Portreath is accessible within approximately four miles. This is a popular resort for surfing and the south west coastal path.

LOUNGE

12'6" x 12'5" (3.83m x 3.79m)

Having a focal point fire surround with a gas pipe. Radiator and a pine sill.

HALLWAY

5'8" x 12'0" (1.73m x 3.67m)

With a radiator.

KITCHEN/DINER

12'0" x 7'6" + 11'5" x 9'6" (3.67m x 2.31m + 3.48m x 2.92m)

A pleasant spacious room with an outlook to the rear elevation and gardens. Fitted with a single drainer stainless steel sink unit, working surfaces with

cupboards and drawers beneath plus complementary eye level cupboards. A gas cooker, space for white goods and a wall mounted Halstead gas combi boiler. Tiled floor and a door to the rear garden.

SHOWER ROOM

5'10" x 7'6" (1.79m x 2.31m)

A corner shower cubicle with a mains shower, pedestal wash hand basin with a splash back and a low level wc. Space for white goods and a tiled floor.

FIRST FLOOR

BEDROOM 1

9'3" x 13'3" (2.83m x 4.04m)

With a pine floor and a radiator.

BEDROOM 2

12'2" x 9'7" (3.72m x 2.93m)

Steps down to this room with an excellent view to the north coast and a radiator.

BEDROOM 3

8'4" x 9'4" (2.56m x 2.87m)

With a pine floor and a radiator.

LANDING

Loft access.

BATHROOM

6'5" x 5'1" (1.97m x 1.57m)

Scalloped panelled bath with a scalloped pedestal wash hand basin and a low level wc. Tiled walls and a window.

OUTSIDE

There is a front garden with a pathway to the front door. There is an area of lawn and the bonus of off street

parking for one vehicle. To the rear there is a well enclosed rectangular garden bordering open fields. The garden is well stocked with plenty of shrubbery and there is a useful garden shed. Please note this property has a right of way over the next door property (Chirane).

DIRECTIONS

From our office in Redruth take the road towards Portreath passing over Tesco roundabout. Take the first left on the old Portreath Road towards Sparnon Gate and at the crossroads turn left towards Illogan. Proceed down the hill and up the other side, passing the chapel and the property will then be found on the right hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

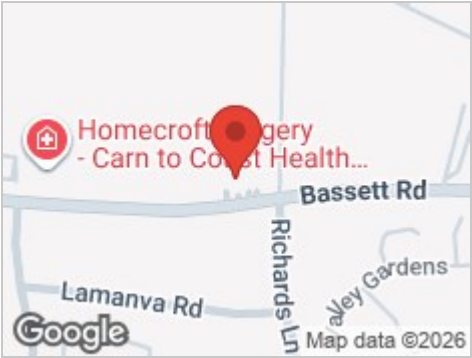
Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



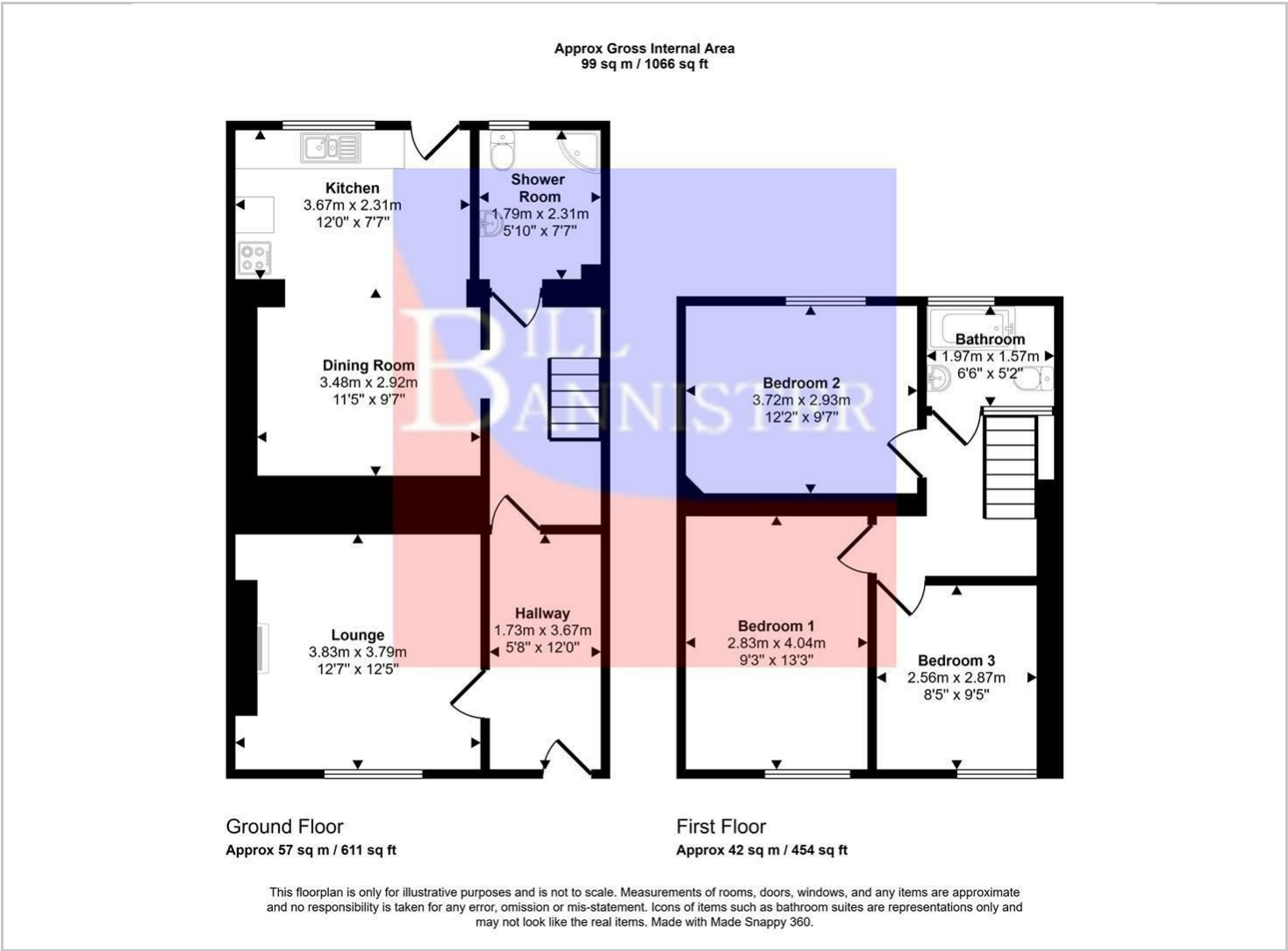
Hybrid Map



Terrain Map



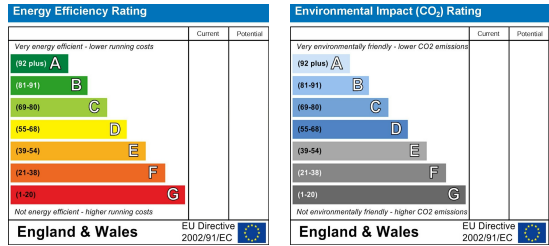
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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