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# BILL BANNISTER

Sales & Lettings



## 33 Agar Crescent

Illogan Highway, Redruth, TR15 3NG

**£269,950**



This well presented garage link detached bungalow sits in lovely well stocked gardens with the bonus of three outbuildings. The accommodation comprises two bedrooms, a lounge, fitted kitchen, dining room and a bathroom. The property benefits from gas fired heating and this is complemented by double glazing. Externally, in addition to the gardens there is a garage with an adjoining laundry room and paviour parking to the front.





Situated in a popular location, Agar Crescent gives level access to out of town multiples together with bus services. Well presented by the vendor, it offers a porch leading through to a hallway, a lounge and a bedroom to the front which was formerly the lounge and has a fire surround. The kitchen is well appointed and this leads through to a separate dining room overlooking the rear garden. There is a second bedroom and a bathroom that also incorporates an electric shower. The property is double glazed and this is complemented by a gas heating system. Externally there is an area of garden to the front with the added bonus of a paved area providing parking for up to three vehicles. The rear garden is worthy of note being very thoughtfully laid out with paved areas, borders, three outbuildings and a sitting out area. Attached to the property is a garage with an electric up and over door and behind this is a laundry room that also houses the boiler.

ENTRANCE PORCH

6'11" x 5'7" (2.13m x 1.71m)  
Double glazed with a further door leading to:

HALLWAY

Part glazed doors and loft access via a foldaway ladder to a partially boarded area with an electric light.

LOUNGE

11'9" x 11'7" (3.60m x 3.55m)  
Laminate flooring and a radiator.

BEDROOM 1

11'11" x 11'7" (3.64m x 3.55m)  
Formerly the lounge, it has a fire surround to one side and we understand that there is a flue but this has been disconnected from the fireplace. Laminate flooring and a radiator.

BEDROOM 2

9'8" x 9'8" (2.97m x 2.96m)  
With French doors leading to the rear garden and a radiator.

DINING ROOM

9'10" x 10'3" (3.02m x 3.14m)  
A tiled floor, French doors to the rear and a radiator. Open access to:

KITCHEN

9'11" x 10'10" (3.03m x 3.31m)  
Well appointed having a single drainer sink unit flanked by plenty of working surfaces with cupboards and drawers beneath plus complementary eye level cupboards. There is also a useful island unit with cupboards and drawers and a tall cupboard provides pull-out shelving. Electric double oven, a gas hob, cooker hood, fridge and a dishwasher. Tiled floor.

OUTSIDE

To the front there is an area of garden and a gated pathway leading to the rear. Parking is available for up to three vehicles and this leads to a GARAGE 2.44m x 3.52m (8' x 11'7) with an electric up and over door. To the rear, formerly part of the garage is a LAUNDRY ROOM 2.56m x 2.67m (8'5 x 8'9) with a Belfast sink, space for white goods, a tiled floor, a Worcester gas combi boiler and a door to the rear garden. The rear garden is well enclosed being very thoughtfully laid out to give maximum use of flower beds combining ease of maintenance. There are three outbuildings, OUTBUILDING 1 2.90m x 1.60m (9'6 x 5'2), a SUMMERHOUSE 2.70m x 2.10m (8'10 x 6'10) and a SMALL STORE 1.22m x 0.91m (4' x 3'). There is a partially covered seating area with a sunny aspect and an archway combining Wisteria with Roses provides a focal aspect.

DIRECTIONS

From our office in Redruth take the main road towards Camborne passing Maynes garage on the right hand side. Continue into Illogan Highway and turn right just before Morrisons supermarket into Agar Crescent. Take the first turning right and follow the road around to the left where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: C.

SERVICES

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

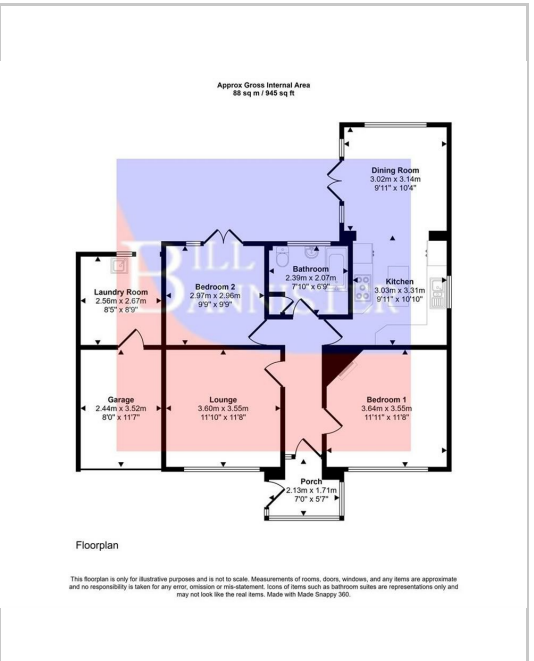
Broadband highest available download speeds - Standard 6 Mbps, Superfast, 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

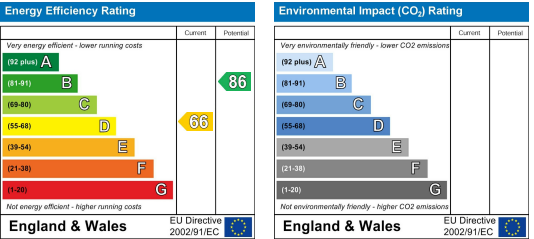
Area Map



Floor Plans



Energy Efficiency Graph



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