



**MAP estate agents**  
Putting your home on the map

**Barncoose Terrace,  
Illogan Highway, Redruth**

**Guide Price £118,000  
Freehold**





## **Barncoose Terrace, Illogan Highway, Redruth**

**Guide Price £118,000  
Freehold**

### **Property Introduction**

Offered for sale chain free to cash purchasers only (due to mudiic content). Situated in a popular residential location on the Camborne side of Redruth, this end of terraced house is being offered for sale with no onward chain.

Requiring updating and modernising throughout, there are three bedrooms, a lounge with feature Victorian fireplace, a separate dining room and leading off from the kitchen a utility room leading to the ground floor bathroom. The property has gas central heating and double glazing. To the front is a raised garden, whilst to the rear the garden is enclosed and of a generous size.

Offering scope for those looking for a project, viewing our interactive virtual tour may well whet your appetite prior to arranging a closer inspection.

### **Location**

Being situated within a reasonable distance to the shops of both Camborne and Redruth, the main A30 is also close by, therefore accessibility to other areas of the county is that much easier. The rugged and majestic north coast is within a reasonable travelling distance and offers excellent surfing beaches such as Porthtowan, Portreath and Perranporth which also appeals to keen walkers who enjoy the coastal paths.

The cathedral city of Truro lies approximately ten miles distant, this being the main centre in Cornwall for shopping and other attractions within the Georgian city which include The Hall for Cornwall located on the Piazza.

### **ACCOMMODATION COMPRISSES**

uPVC double glazed door with fan light over opening to:-

#### **HALLWAY 12' 9" x 5' 3" (3.88m x 1.60m)**

Staircase to the first floor and radiator. Doors off to:-

#### **LOUNGE 12' 6" x 12' 3" (3.81m x 3.73m) plus recesses**

uPVC double glazed window to the front. Featuring a stone fireplace housing a gas coal effect fire. Central ceiling light, carpet and radiator.

## DINING ROOM 12' 0" x 10' 11" (3.65m x 3.32m)

Featuring a fireplace housing a gas effect fire. Central ceiling light, carpet and radiator. Cupboard housing the immersion tank.

## UTILITY ROOM 5' 6" x 5' 5" (1.68m x 1.65m)

uPVC double glazed window to the rear. Single stainless steel single drainer sink unit. Space for washing machine and a wall mounted 'Worcester' gas combination boiler.

## BATHROOM

uPVC double glazed window to the rear and side. Fitted with a panelled bath with electric shower above, pedestal wash hand basin and a low level WC. Radiator. Ceiling light.

## KITCHEN 11' 5" x 6' 6" (3.48m x 1.98m)

With Upvc double glazed window to the garden. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless-steel single drainer sink unit. Space for fridge/freezer. Upvc door leading to the rear garden

## FIRST FLOOR LANDING

Doors off to:-

## BEDROOM ONE 12' 2" x 12' 0" (3.71m x 3.65m)

A generous sized dual aspect bedroom with uPVC double glazed windows to the rear and side aspect. Radiator, carpeted and ceiling light.

## BEDROOM TWO 12' 6" x 11' 4" (3.81m x 3.45m) plus recesses

A generous sized bedroom with uPVC double glazed window to the front aspect. Radiator, carpeted and ceiling light.

## BEDROOM THREE 6' 7" x 6' 5" (2.01m x 1.95m)

uPVC double glazed windows to the front aspect. Radiator, carpeted and ceiling light.

## OUTSIDE FRONT

To the front there is a raised garden and to one side access leading to the rear garden.

## REAR GARDEN

The rear garden is of a generous size for this type of property, with lawn and several shrubs and trees and with a:-

## STORAGE ROOM AND SEPARATE WC 12' 3" x 6' 0" (3.73m x 1.83m)

Window to side and pedestrian door. Separate access to outside WC.

## SERVICES

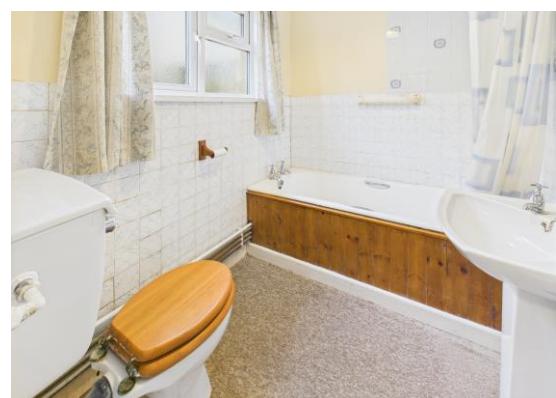
Mains water, mains drainage, mains electric and mains gas.

## AGENTS NOTES

The Council Tax band for the property is band 'A'. A mundic block test was done in 1997 where two samples were classified as 'C' meaning it's unsuitable for mortgage purposes.

## DIRECTIONS

From the traffic lights proceeding along Barncoose Terrace, where the property is located on the left hand side. If using What3words:- remotest.cookers.stowing

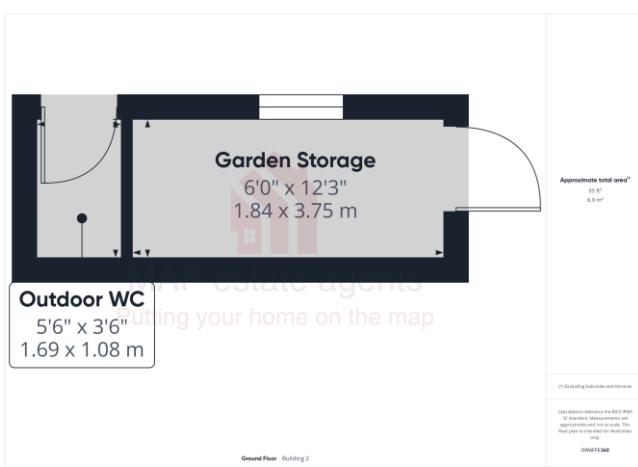


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	52	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Cash buyers only due to construction
- End of terrace house
- Three bedrooms
- Lounge
- Dining room
- Utility room
- Ground floor bathroom
- Garden store and outside WC
- Rear and front garden
- Offered for sale chain free



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

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barcoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)