

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

## £260,000 Freehold

*Kimberley, Radnor Road, Scorrier, TR16 5EQ*



- THREE BEDROOMS
- NON-ESTATE
- REQUIRES SOME REFURBISHMENT
- PARKING FOR A NUMBER OF VEHICLES
- SHOWER ROOM
- LOUNGE & DINING ROOM
- VACANT POSSESSION
- COUNCIL TAX BAND: C  
EPC: TBC

A Three Bedroom Detached, Non-Estate Bungalow set in a semi-rural location yet close to transport links and the A30 trunk road. The property require some remedial refurbishments to include the heating. The accommodation comprises of:- Conservatory, Entrance Hall, Kitchen, Utility Room, Lounge, Dining Room, Modern Shower Room, Separate WC, Two Double Bedrooms and a Single Bedroom. The property is majority double glazed. There is ample off road parking for a number of vehicles in addition to the integral single garage. There are surrounding gardens which are mostly laid to lawn. Council Tax Band: C. EPC: TBC



01209 219911

[www.fergusonyoung.co.uk](http://www.fergusonyoung.co.uk)

[sales@fergusonyoung.co.uk](mailto:sales@fergusonyoung.co.uk)

# Kimberley, Radnor Road, Scorrier, TR16 5EQ

Approached via a tarmac driveway leading to a UPVC door opening to:-

## CONSERVATORY

10'10" x 7'10" (3.30m x 2.39m)

Of UPVC and block construction with glass roof. Door opening to:-

## ENTRANCE HALL

There are doors to all rooms, loft access hatch and a built in cupboard housing the hot water cylinder.

## KITCHEN

11'10" x 6'11" (3.61m x 2.11m)

A range of eye-level and base units with work surface over, inset stainless steel sink with side drainer, tiled splashbacks, integrated electric oven, inset electric hob with extractor over, double glazed window to the rear. Door to the dining room and to the integral garage.

## UTILITY ROOM

7'11" x 5'7" (2.41m x 1.70m)

There is a work surface with inset stainless steel sink, plumbing for a washing machine, wall mounted domestic fuse box and electric meter, double glazed window to the rear.

## DINING ROOM

12'4" x 8'3" (3.76m x 2.51m)

A useful sized room with double glazed window to the rear, radiator and sliding door to the Lounge.

## LOUNGE

15'8" x 9'11" (4.78m x 3.02m)

A good sized lounge with a feature brick fireplace and a double glazed window to the front.

## BEDROOM ONE

11'5" INC DEPTH OF WARDROBES x 9'11" (3.48m x 3.02m)

A good sized main bedroom with built in wardrobes to one wall and a double glazed window to the rear.

## BEDROOM TWO

11'10" x 7'5" EXCL DEPTH OF WARDROBES (3.61m x 2.26m)

There are fitted wardrobes to one wall and a double glazed window to the front.

## BEDROOM THREE

8'1" x 8'0" (2.46m x 2.44m)

A useful third bedroom with a double glazed window to the front.

## SHOWER ROOM

A modern shower room with large quadrant shower enclosure with mixer shower over, fully tiled, pedestal mounted wash hand basin. Bidet and a double glazed window to the rear.

## SEPARATE WC

A modern suite with concealed cistern, wall mounted wash hand basin and a double glazed window to the rear.

## INTEGRAL GARAGE

17'3" x 12'5" (5.26m x 3.78m)

There is an electric roller shutter door, power and light and a double glazed window to the side.

## ENERGY EFFICIENCY RATING

This property has been rated as: TBC

## AGENTS NOTE

The property is of standard block construction. Mains Water and Mains Electricity are connected. Private Drainage. This property has been rated as Band C for Council Tax. Broadband speeds from 6Mbps standard and from 48 Mbps Superfast (Source Ofcom). Good coverage from all major Mobile networks (Source Ofcom).

