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Sales & Lettings

36 Coronation Road

Illogan, Redruth, TR16 4SQ

Guide Price £229,950

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We are very pleased to bring to market this three bedroomed family home, built in the late 1950's, to which the vendor has added a number of convenient touches, both inside and out, to ease and aid everyday life. Conveniently positioned within walking distance of a number of local amenities yet tucked away within a quiet loop road, an early viewing is certainly recommended. On entry, the property has a very practical porch, ideal for coat hanging and shoe removal etc. An internal front door opens into an L-shaped hallway that gives access to the first floor and the bright, dual aspect, lounge/living room/diner which overlooks both the front driveway and very pleasant rear garden. Off the hallway, there is a room to the front currently used as an office/study but could easily be re-purposed to a dining room if so required. The well equipped kitchen is accessed from the hallway and has all of the necessary space for the appliances required. There is a recessed area in which the current vendor has positioned the gas cooker, this would have originally been a fireplace. To the first floor, there are three bedrooms, two to the front and one to the rear. The main bedroom is dual aspect and has pleasant views in a south easterly direction towards Carn Brea. It has a built-in, shelved storage cupboard. The second bedroom shares the same outlook and again, benefits from an overstairs shelved storage cupboard. The third bedroom benefits from views over the aforementioned rear garden and has the benefit of a built-in wardrobe. The bedrooms are complemented by a separate toilet with a wash hand basin along with a family bathroom with a bath which has a shower mixer tap over. Externally, the property benefits all round from recently fitted facias and soffits. The front garden is essentially divided into two with a gravel surround concreted off road parking space and laid to lawn area with a pleasant mature border of mature plants, shrubs and a cherry tree. A pathway to the front door porch extends around the front of the property to access the rear garden. The rear garden has been particularly well thought out, not to mention well tended and looked after. It has a lovely side border of fruit trees, flowers and plants and the upkeep of such a garden is complemented by a number of garden buildings that offer all of the space required to maintain such an area along with considerable rain water supply. There are four sheds with lighting and power, an open outdoor kitchen/BBQ area together with a summerhouse. There are storage areas between some of these with a further storage area running behind the summerhouse and fourth shed. Location wise, there is a doctor's surgery, two convenience stores, a pub, a fish & chip shop and other local amenities all within walking distance. The centre of Redruth, which has a variety of retail shops, cafes, public houses and a cinema, is approximately three miles by car. You will also find a main line railway station in the town centre. The property also gives access to the north coast at Portreath which is within a few minutes by car and here you will find access to the famous South West Coastal Path. Tehidy Woods and the golf course are within a similar distance. Furthermore, the A30 trunk road can be accessed in under ten minutes by car.

Upvc half panelled obscure double glazed front door opens to:

ENTRANCE PORCH

Upvc internal door with two decorative obscure double glazed panels and an obscure decorative double glazed side panel opens to:

L SHAPED HALLWAY

Stairs to the first floor with an open understairs storage area.

LOUNGE/DINER

10'6" x 18'2" (3.22m x 5.55m)

A dual aspect room with a radiator below a upvc double glazed window overlooking the front garden and aspect. Second radiator below a upvc double glazed window overlooking the rear garden and aspect. Free standing coal effect electric fire on a hearth with a fireplace surround.

OFFICE/STUDY

9'10" x 7'6" (3.01m x 2.30m)

Currently used as an office but could be repurposed as a dining room if required. Radiator below a upvc double glazed window overlooking the front garden and aspect.

KITCHEN

10'9" x 10'5" (3.29m x 3.19m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Space and plumbing for a washing machine, space and plumbing for a half size dishwasher and space for a tumble dryer. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Porcelain tiles throughout, roll edge work surfaces and a tall designer radiator. Space for a tall fridge/freezer and a recess for a gas cooker with a built-in Cooke & Lewis extractor hood over with a tiled splash back. Open access storage area housing a Worcester boiler. Upvc half obscure double glazed panelled door leads out to the rear patio. Door opens to a full height shelved storage cupboard/pantry.

FIRST FLOOR

LANDING

Reverse T shaped landing with a loft access hatch and a PIV vent. Upvc double glazed window overlooking the rear garden and aspect.

BEDROOM 1

10'0" x 12'0" (3.05m x 3.68m)

A dual aspect room with a upvc double glazed window overlooking the side aspect with a radiator below. Upvc double glazed window overlooking the front garden and aspect with views over open countryside towards Carn Brea. Built-in storage cupboard with shelving.

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BEDROOM 2
10'7" x 9'3" (3.23m x 2.82m)
Radiator below a upvc double glazed window overlooking the front garden and aspect with far reaching views over open countryside in a south easterly direction towards Carn Brea, Door opens to a shelved overstairs storage area.

BEDROOM 3
7'6" x 8'8" (2.29m x 2.65m)
Radiator below a upvc double glazed window overlooking the rear garden and aspect. Door opens to a built-in wardrobe with hanging space and shelving.

SEPARATE WC
With a sliding door. Low level wc and a corner wash hand basin in a vanity unit with a tiled splash back. Wall mounted towel radiator and a upvc obscure double glazed window to the rear aspect.

FAMILY BATHROOM
4'10" x 5'6" (1.48m x 1.69m)
Fully tiled with a wash hand basin below an obscure double glazed window to the rear aspect. Bath with a mixer shower tap over. Extractor fan.

OUTSIDE
The front garden is divided into two areas with a part concrete off road parking space with a gravelled surround providing parking for one vehicle. A low level block wall borders a pathway to the front door with an outside light and the pathway continues to the rear. There is a laid to lawn area with a mature border of plants and shrubs with a standout Cherry Tree. To the rear a door with a canopy from the kitchen opens to steps up to a slabbed patio and slabbed pathway giving access to a number of outbuildings. External tap and an outside light. The rear garden is primarily laid to lawn with a border to one side of plants, flowers and fruit trees in front of a fenced section. There are a number of outbuildings - SHED 1 with power and lighting and lean-to storage. SHED 2 with power and lighting, shelved areas and a upvc door with two clear double glazed panels. SHED 3 with power and lighting. There is also a greenhouse, an outdoor kitchen and barbeque area which is covered with an open front and side. SUMMERHOUSE accessed via upvc French doors being insulated with lighting and power. SHED 4/WORKSHOP with lighting and power plus a rear storage area.

DIRECTIONS
From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue all the way through Illogan and straight over at the two mini roundabouts. Continue on into Churchtown and turn right opposite the church into Oxland Road. Follow the road round to the right and then bear left into Coronation Road where the property will be found on the left hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: A.

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

Broadband highest available download speeds - Standard 12 Mpbs, Superfast 80 Mpbs (sourced from Ofcom).

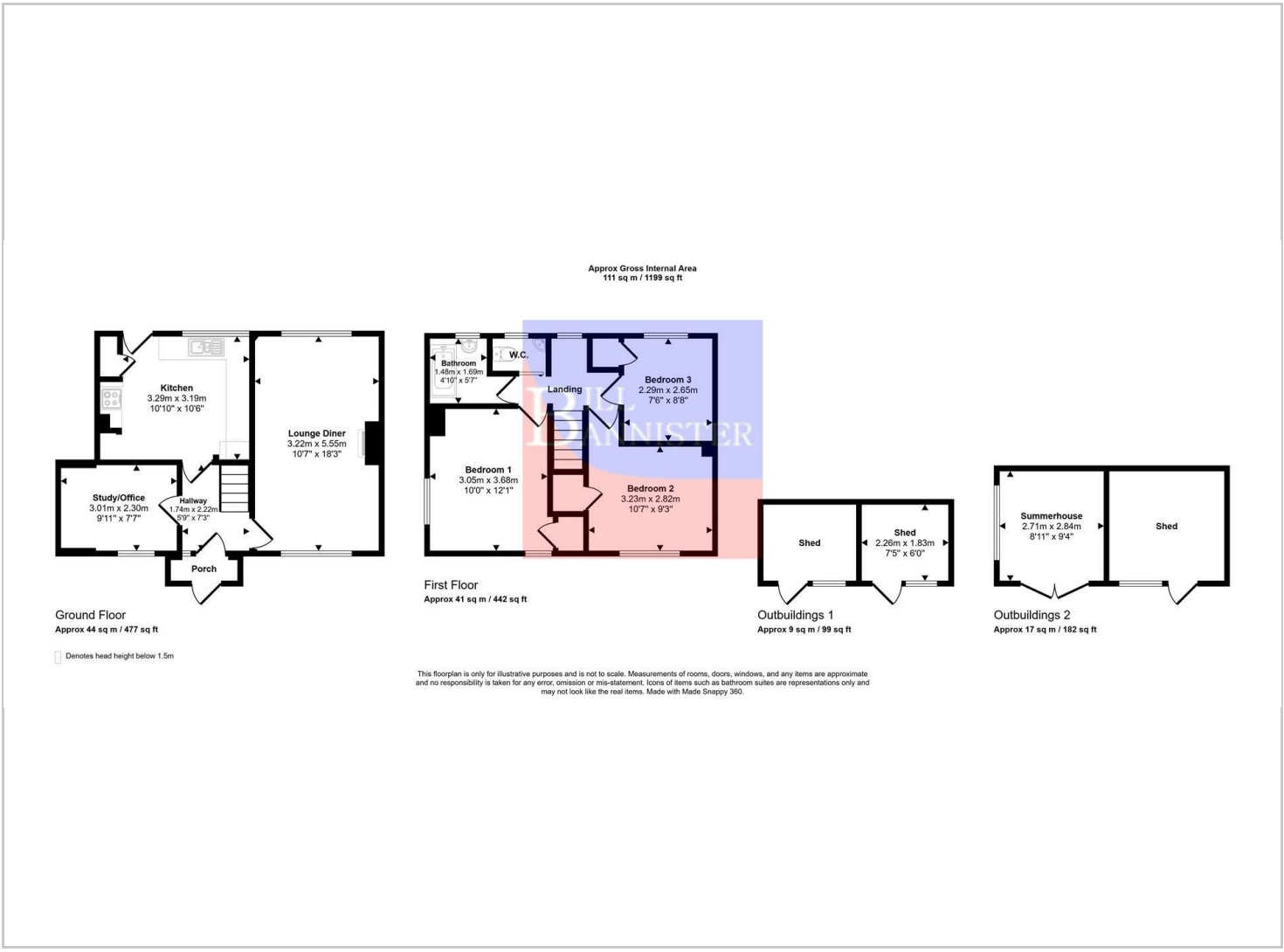
Mobile signal -
EE - Good outdoor & variable indoor, Three - Good outdoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

Road Map

Hybrid Map

Terrain Map

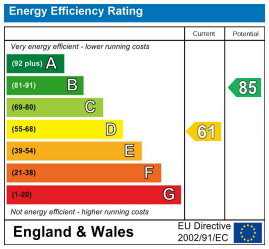
Floor Plan

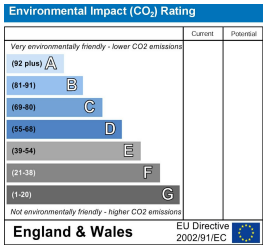


Viewing

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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