

66 West End · Redruth · Cornwall · TR15 2SQ

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**BILL
BANNISTER**

Sales & Lettings



133 Agar Road

Illogan Highway, Redruth, TR15 3EF

£165,000



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Set back from the road and providing parking facilities for one vehicle, this traditional terraced home is conveniently situated for out of town multiples, bus services and the towns of Redruth and Camborne. The property offers two reception rooms and then through to a kitchen and bathroom. There are two bedrooms to the first floor with the rear bedroom having a view towards Carn Brea. Externally, to the rear there is a well enclosed quite long garden with a useful outbuilding. The property has double glazing for the most part. Nearby, there is a recently upgraded children's play area and two major supermarkets within a few minutes walking distance. Camborne and Redruth town centres are equidistant and a number of North Cornwall beaches can be reached within a short drive.

LOUNGE

13'1" x 8'9" (3.99m x 2.68m)

Front door and window to the front. Tiled fireplace.

DINING ROOM

11'6" x 11'5" (3.53m x 3.48m)

Tiled fireplace, various built-in cupboards and open tread stairs to the first floor.

KITCHEN

8'0" x 12'4" (2.44m x 3.78m)

Single drainer stainless steel sink unit with splash backs, cupboards and drawers beneath and space for white goods. Eye level cupboards. Double doors to the rear.

INNER LOBBY

With an airing cupboard.

BATHROOM

4'3" x 7'10" (1.30m x 2.40m)

Panelled bath with a part tiled surround, a wash hand basin and a wc.

FIRST FLOOR

BEDROOM 1

12'11" x 8'11" (3.95m x 2.73m)

Window to the front elevation and a recess.

BEDROOM 2

12'6" x 8'10" (3.83m x 2.70m)

Window to the rear with glimpses to Carn Brea.

OUTSIDE

Off road parking is available to the front for one vehicle. To the rear is a particularly pleasant garden offering plenty of potential for the keen gardener who wishes to design to their own requirements. There is a gravelled area leading to a lawned garden. There is also a shed and an outside tap. A pedestrian right of way takes you behind number 131.

DIRECTIONS

From our office in Redruth take the main road towards Camborne proceeding through Barncoose Terrace into Agar Road. The property will be identified on the left hand side virtually opposite Agar Crescent.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

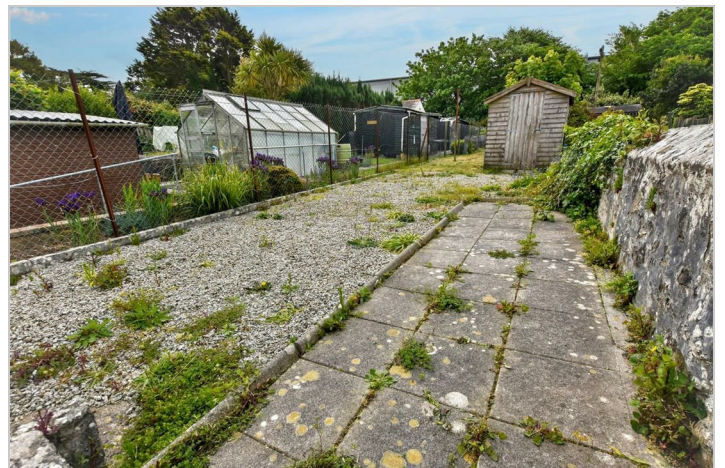
Mains drainage, mains water, mains electricity.

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

Mobile signal -

EE - Good outdoor & variable indoor, Three - Good

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



Road Map



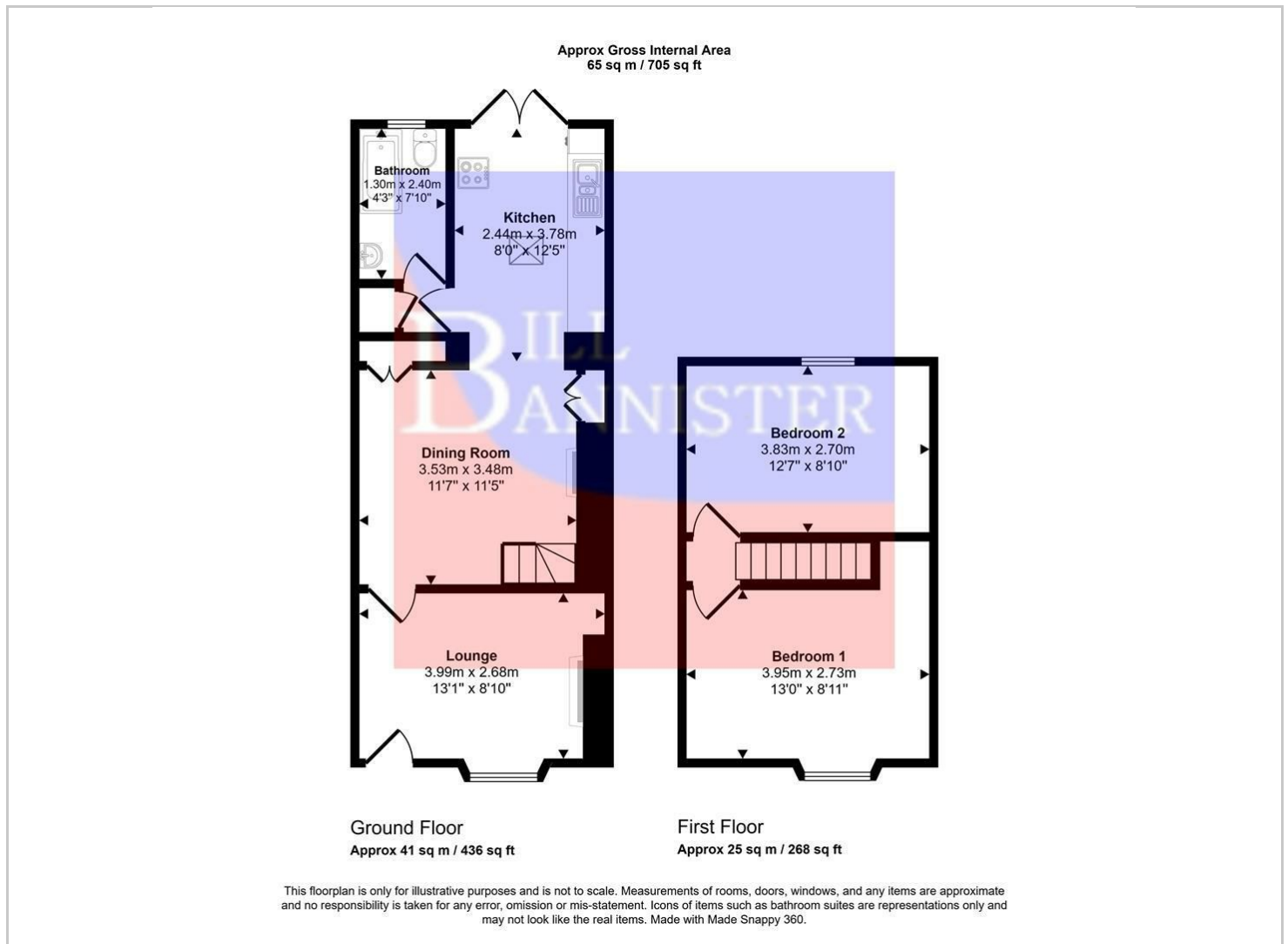
Hybrid Map



Terrain Map



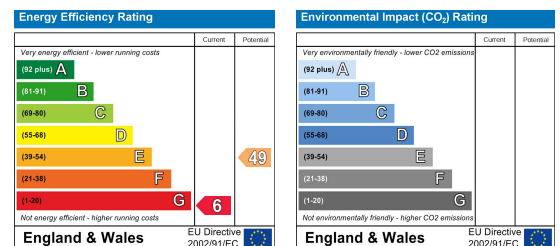
Floor Plan



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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