

Voguebeloth

£285,000

Presented to the market in excellent condition throughout, this versatile three bedroom extended semi-detached modern property is quietly situated in a cul de sac on a corner plot to an enclosed garden to the rear and off road parking on the drive and to the side for several vehicles. Illogan is a lovely village with excellent access to a wide range of local amenities and also to Portreath, Tehidy Country Park and the A30 link road.

Internally there is a porch leading to the lounge to the front with a fitted gas fired wood burner, a beautifully fitted kitchen with integral appliances and a relatively new dining room extension constructed in 2023. A brilliant addition of a home hair salon with the potential for many uses such as a fourth bedroom, home office or accommodation for a dependant relative. To the first floor there are three bedrooms with a family bathroom. The property is warmed by gas central heating and is fully double glazed.

To the rear the private garden is enclosed by fencing. The garden is laid to astro turf and also has a paved patio. Raised flower beds with an abundance of mature shrubs, plants and flowers. A timber shed insulated with power and light connected. Gate to side for access to the front. The garden is a superb area for sitting, relaxing and entertaining. Safe for children and pets.

Council tax band B. Freehold. EPD C.



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15 Valley Gardens

Voguebeloth

TR16 4EE



Porch

4'2" x 3'11" (1.27m x 1.2m)

Double glazed door to entrance porch. Consumer unit. Laminate floor. Half glazed door to lounge.

Lounge

16'10" x 13'9" (5.13m x 4.2m)

A lovely lounge with gas fired wood burner inset fireplace with Oak lintel and slate hearth. Laminate floor. Stairs to first floor landing. Double glazed window to front.

Kitchen

16'10" x 10' (5.13m x 3.05m)

A beautifully fitted contemporary handleless kitchen with matching base wall and drawer cabinets. Integral eye level combi microwave and electric oven. Gas hob with extractor hood over. Integral dishwasher. Wine rack and integral fridge/freezer. Single basin sink with mixer tap. Heated towel rail. Breakfast bar with stool space. Downlighters. Laminate flooring. Window opening to dining room. Opening to dining room. Utility cupboard with plumbing for washing machine and space for tumble dryer.

Dining Room

15'3" x 7'9" (4.65m x 2.36m)

A relatively new dining room extension constructed in 2023 creating a great addition to the property and provides ample space for dining room furniture. Two double glazed full length windows to rear. Double

glazed sliding doors leading to the rear garden. Doubled glazed French doors opening to the side of the extension. Rooflight later. Tall wall radiator. Laminate floor.

Salon

15'7" x 8'2" (4.75m x 2.5m)

A hugely versatile room currently serving its use as a hair salon. There are many uses for this room such as nail salon, home office, fourth bedroom or space for a dependant relative all subject to necessary permissions. Double glazed door too side. dual aspect double glazed windows to front and back. Cloak room with low level; W.C and corner hand basin. Loft access. Downlighters. Heated towel rail. Laminate floor.

Landing

Stairs to first floor landing. Doors to all bedrooms and bathroom.

Bedroom 1

16'11" x 6'9" (5.16m x 2.06m)

Double bedroom with ample space for bedroom furniture. Radiator. Two double glazed windows to rear overlooking the communal green. Over stairs storage cupboard.

Bedroom 2

10'2" x 9'11" (3.1m x 3.02m)

Second double bedroom with double glazed window to the front. Built in wardrobes with hanging and shelving

space and sliding doors. Large over stairs storage space. Radiator.

Bedroom 3

9'10" x 6'3" (3m x 1.9m)

Third bedroom with double glazed window to front. Wall mounted electric heater.

Bathroom

7'1" x 6'1" (2.16m x 1.85m)

A very nicely fitted bathroom comprising of a panel bath with thermostatic rain head shower over with shower screen. Low level W.C. Wash basin in vanity cabinet. Heated towel rail. Double glazed window to side. Extractor fan.

Outside Areas

The property is set within a corner plot with parking for several vehicles to the front and side. To the rear the private garden is enclosed by fencing. The garden is laid to astro turf and also has a paved patio. Raised flower beds with an abundance of mature shrubs, plants and flowers. A timber shed insulated with power and light connected. Gate to side for access to the front. The garden is a suburb area for sitting, relaxing and entertaining. Safe for children and pets.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Small print

We haven't tested any of the things in this property that solicitors call apparatus, fittings, equipment, appliances or services. We haven't tested any fireplaces either. This means we can't claim that any of these items are in working order. We try to be as accurate as we can when we write these details – and we do it very carefully – but they're not meant to form part of a contract. If you're serious about buying this property we'd advise you to get your solicitor and surveyor to check the claims made in these details as neither the sellers nor anyone at Redwood can make any warranty in relation to this property.