

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

## £150,000

Churchtown Road, Illogan, Redruth, TR16 4SJ



- CASH PURCHASE ONLY
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- RURAL VIEWS
- PARKING
- SOLAR PV PANELS (OWNED)
- ENCLOSED REAR GARDEN
- FIRST FLOOR LOUNGE

A Two Double Bedroom Semi Detached House on the outskirts of Illogan Churchtown with far reaching views over countryside towards St Agnes. The property is of Cornish Unit construction and as such is only suitable for Cash Purchasers. The accommodation comprises of: - Large Entrance Porch, Hallway, Ground Floor Bedroom, Kitchen/Diner and to the first floor Lounge, Bedroom and Bathroom/WC. The property is warmed by Gas Central Heating and also benefits from a solar panel installation which is owned outright and provides a feed in tariff to the owner. There is off road parking for two cars to the front and a good sized rear garden which is enclosed. EPC: D.



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Approached via a brick paved parking area leading to a UPVC double glazed door opening into:-

## ENTRANCE PORCH

7'2" x 6'10" (2.18m x 2.08m)

There is a double glazed window to the front and a PVC double glazed door opening to:-

## ENTRANCE HALL

There are stairs rising to the first floor with storage cupboard beneath, telephone point and doors to:-

## GROUND FLOOR BEDROOM

12'3" x 9'5" (3.73m x 2.87m)

Formerly used as the lounge with a double glazed window to the front, radiator and laminate flooring.

## KITCHEN/DINER

16'5" x 9'3" (5.00m x 2.82m)

The kitchen comprises of a range of both eye level and base units with work surface over, partially tiled walls, inset single bowl sink with side drainer, electric cooker, plumbing and space for a washing machine and dishwasher, built in larder cupboard, wall mounted gas combi boiler, double glazed window to the rear and a double glazed door opening to the side of the property.

## FIRST FLOOR

### LANDING

There is a window to the side, loft access hatch and doors to:-

### LOUNGE

16'5" x 11'6" (5.00m x 3.51m)

Formerly used as a bedroom but with a double glazed window to the front affording far reaching views over countryside towards St Agnes makes an excellent lounge. There is a radiator and built in storage cupboard.

### BEDROOM TWO

10'7" x 9'5" (3.23m x 2.87m)

A useful sized bedroom with a double glazed window to the rear, built in cupboard housing the hot water cylinder, radiator and built in shelving.

## BATHROOM/WC

A modern suite comprising of "P" shaped bath with an electric shower over, close coupled WC, hand basin, obscure double glazed window to the rear and heated towel rail.

## OUTSIDE

### REAR GARDEN

Accessed via a shared path and mainly laid to lawn with a paved patio area. Gated access to the front via a shared path.

### OFF ROAD PARKING

There is off road parking for two vehicles to the front of the property.

## ENERGY EFFICIENCY RATING

This property has been rated as D (62) with a potential rating of A (102).

## AGENTS NOTE

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