ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£280,000 FREEHOLD

North Pool Rd, Illogan, TR15 3JQ



- THREE DOUBLE BEDROOMS
- WELL PROPORTIONED ACCOMMODATION
- MASTER EN-SUITE
- FITTED KITCHEN WITH APPLIANCES
- GAS CENTRAL HEATING
- LARGE REAR GARDEN
- EPC C COUNCIL TAX BAND B
- PARKING FOR ONE VEHICLE

A spacious three double bedroom (master en-suite) semi-detached bungalow with large garden to the rear including a summerhouse. The home is located in a quiet no-though road within easy reach of local amenities and schools. It is warmed by gas central heating and is double glazed. There is a modern kitchen complete with appliances and breakfast bar, generously proportioned lounge/diner, three double bedrooms with the master having an en-suite shower/wc and a family shower room/wc. Outside there is a gravelled garden to the front and a large garden to the rear with summerhouse and shed. This property has been priced to sell so an early viewing appointment is highly recommended to avoid disappointment. EPC: C. Council Tax Band B.







Kethlin, North Pool Rd, Illogan, TR15 3JQ

Approached via steps down to a UPVC front door opening into:-

ENTRANCE VESTIBULE

There is wall mounted cupboard containing the domestic fuse box and meter and a door to:-

LOUNGE/DINER 23'5" x 11'0" (7.14m x 3.35m)

A generously proportioned lounge/diner with ample space for a dining table and for sitting and relaxing. There is a double glazed window to the front, radiator, door to the hallway and door to:-

KITCHEN

18'11" x 9'9" (5.77m x 2.97m)

A well-proportioned modern kitchen with a good range of eye level and base units with work surface over and tiled splashbacks, breakfast bar, inset gas hob with extractor over, built in electric oven, integrated dishwasher, washing machine, tumble dryer and space for an upright fridge freezer, patio doors opening to a decked area, radiator and Velux roof lights. Door to:-

MASTER BEDROOM 13'11" x 9'10" (4.24m x 3.00m)

A good sized master bedroom with en-suite shower/wc, radiator and a double glazed window overlooking the rear garden.

EN-SUITE SHOWER/WC

There is a double width shower enclosure with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, tiled walls and a double glazed obscure window to the side.

HALLWAY

There are doors to bedrooms two and three and the shower room/WC. Loft access hatch and cupboard housing the gas combi boiler.

BEDROOM TWO

10'2" x 8'10" (3.10m x 2.69m)

A useful second double bedroom with radiator and a double glazed window to the front.

BEDROOM THREE

10'5" x 7'9" (3.18m x 2.36m)

A third double bedroom with radiator and a double glazed window to the side.

SHOWER ROOM/WC

There is a double width shower enclosure with thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, chrome ladder type towel rail and an obscure double glazed window to the side.

OUTSIDE

FRONT GARDEN

The front garden is mostly laid to slate chippings for ease of maintenance with steps up to the parking space and a gated path to the side of the property leading to the rear garden.

REAR GARDEN

There is a decked are immediately outside the rear patio door extending across the width of the property, with glass screens, leading to a decked path which in opens to the rear garden which is laid mainly to lawn and gently slopes to the rear boundary. There is extensive fruit tree planting and some tree and shrubbed areas. There is a recently constructed summerhouse with power and light and a further shed.

AGENTS NOTE

Mains electric, gas, sewerage and water are connected to the property. Broadband is connected and mobile phone signal was good. There is a right of way via the neighbouring driveway with gated access to the rear garden.

ENERGY EFFICIENCY RATING

This property has been rated as C (74) with a potential rating of B (86).









General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

