

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

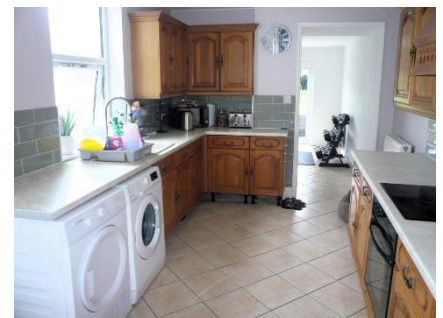
## £300,000

*Coach Lane, Redruth, TR15 2TP*



- THREE BEDROOMS
- 24FT X 11.5FT LOUNGE
- BREAKFAST ROOM
- BATHROOM WITH SEP SHOWER
- GAS CENTRAL HEATING
- GOOD SIZED GARDEN TO REAR
- COUNCIL TAX BAND C  
EPC: E
- GAS CENTRAL HEATING

A Spacious Three Bedroom Family Home located in this ever popular residential road within easy reach of local schools, shops, amenities and public transport links. The property has a large enclosed rear garden creating a safe space for children and pets alike. The property is warmed by gas central heating and is double glazed. The accommodation briefly comprises of:- Entrance Hall, Lounge/Dining Room, Kitchen, Breakfast Room and to the first floor Two Double Bedrooms, A good sized Single Bedroom, Bathroom with separate Shower Enclosure and a Separate WC. This property is offered for sale with no onward chain and as such should receive your earliest attention to view as properties in this area are in high demand. EPC E. Council Tax: C



01209 219911

[www.fergusonyoung.co.uk](http://www.fergusonyoung.co.uk)

[sales@fergusonyoung.co.uk](mailto:sales@fergusonyoung.co.uk)

# Coach Lane, Redruth, TR15 2TP

Approached via a gated path leading to a UPVC door opening to:-

## ENTRANCE HALL

There are stairs rising to the first floor with storage cupboard below and doors to all ground floor rooms. Radiator

## LOUNGE/DINING ROOM

24'0" x 11'8" (7.32m x 3.56m)

A generous reception room with double glazed windows to both front and rear, feature fireplace with inset gas fire, two radiators and a TV aerial point.

## KITCHEN

13'2" x 9'0" (4.01m x 2.74m)

A good range of both eye level and base units with work surface over, inset asterite single bowl sink with side drainer, integrated electric oven with electric hob over and extractor, plumbing for a washing machine, radiator and a double glazed window to the side. Opens to:-

## BREAKFAST ROOM

10'9" x 8'7" (3.28m x 2.62m)

There are patio doors opening to the rear garden, space for a fridge freezer, wall mounted gas combi boiler and a radiator.

## FIRST FLOOR

## LANDING

There are door to all bedrooms, the bathroom/shower room and the separate WC. Loft access hatch.

## BEDROOM ONE

12'2" x 12'0" (3.71m x 3.66m)

A well-proportioned double bedroom with a double glazed window to the rear and a radiator.

## BEDROOM TWO

11'7" x 10'3" (3.53m x 3.12m)

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

## BEDROOM THREE

8'5" x 7'9" (2.57m x 2.36m)

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

## SEPARATE WC

There is a close coupled WC and a double glazed window to the side.

## BATHROOM/SHOWER ROOM

10'9" x 9'6" (3.28m x 2.90m)

A spacious bathroom/shower room with a corner bath, separate shower enclosure with thermostatic shower over, pedestal mounted wash hand basin, extractor, radiator and a double glazed window to the rear.

## OUTSIDE

## FRONT GARDEN

Setting the property back from the pavement and gravelled for ease of maintenance with a path leading to the front door.

## REAR GARDEN

A good sized rear garden, mainly laid to lawn with some tree planting and a sun terrace. Block built shed.

## SIDE GARDEN

Laid to concrete and with side gated pedestrian access leading to the front of the property.

## AGENTS NOTE

All mains services are connected. Council Tax Band C The property is constructed of majority stone with a later block built extension. Mobile coverage from all major networks (source Ofcom). Broadband Speeds from 20Mbps Standard and from 1800Mbps Ultra-Fast (source Ofcom).

## ENERGY EFFICIENCY RATING

This property has been rate as E (50) with a potential rating of B (82).

