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# BILL BANNISTER

Sales & Lettings



## Telicia Forth An Praze

Higher West Tolgus, Redruth, TR15 3TW

**£329,950**



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Situated in a cul-de-sac, Telicia is a semi detached bungalow which has been extended in recent years. Family accommodation is on offer with two living rooms, four bedrooms, a kitchen and bathroom. It has gas heating, is mostly double glazed and has parquet flooring to some rooms. There is an enclosed garden and parking facilities. Level access is given to Illogan village where you will find shops, travelling facilities, a public house and access to North Cliffs, Tehidy Country Park and the golf course.

## **ENTRANCE PORCH**

Tiled floor, radiator and a door to:

## **HALLWAY**

Parquet floor, three radiators and a substantial walk-in cupboard.

## **LOUNGE/DINER**

**18'3" x 11'8" (5.58m x 3.57m)**

Double doors and a window to the front elevation, Parquet flooring and a multi fuel stove. Radiator.

## **SECOND RECEPTION ROOM**

**10'8" x 20'0" (3.27m x 6.10m)**

Patio doors and a radiator.

## **KITCHEN**

**7'3" x 12'1" (2.22m x 3.70m)**

Single bowl stainless steel sink unit, plenty of working surfaces, space for white goods plus cupboards and drawers beneath. Complementary eye level cupboards, spot lighting and a radiator.

## **BEDROOM 1**

**7'9" x 16'2" (2.37m x 4.94m)**

With a Vaillant combi boiler.

## **BEDROOM 2**

**11'5" x 10'7" (3.49m x 3.25m)**

Mirrored door wardrobe, linen cupboard, laminate flooring and a radiator. Loft access which has been partially boarded and has been panelled out to make a small room (this is purely an attic space only, ideal perhaps for storage facilities etc).

## **BEDROOM 3**

**8'11" x 10'9" (2.74m x 3.30m)**

Laminate flooring and a radiator.

## **BEDROOM 4**

**7'7" x 10'3" (2.33m x 3.14m)**

Radiator. This room has internal light only from the second reception.

## **BATHROOM**

**5'2" x 7'9" (1.59m x 2.37m)**

Spa bath with a mixer and shower. Enclosed wash hand basin and a wc. Tiled floor and walls. Ladder radiator.

## **OUTSIDE**

There is plenty of parking to the front of the property. The rear garden is particularly well enclosed with a useful, quite secluded piece of garden. There is an outside tap and a store.

## **DIRECTIONS**

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue along through Broad Lane and over the A30. Having past the chapel on your right take the first right into West Tolgus and then first right again where the property will be found on the left.

## AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: B.

## SERVICES

Mains drainage, mains metered water, mains electricity.  
Mains gas heating.

Broadband highest available download speeds -  
Standard 4 Mbps, Superfast 80 Mbps (sourced from  
Ofcom).

Mobile signal Indoors - EE Likely, Three Likely, O2  
Likely, Vodafone Likely (sourced from Ofcom).



