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Sales & Lettings



## 3 Barncoose Terrace

Illogan Highway, Redruth, TR15 3EP

**Guide Price £259,950**



Situated in a popular location, this beautifully renovated bay windowed terraced house offers well proportioned family living accommodation. It benefits from three bedrooms with a remodelled first floor bathroom, a lounge, a separate dining room with a multi fuel stove, a fitted kitchen and the bonus of a utility/conservatory. The property is double glazed and this is complemented by gas central heating. Externally there is a raised garden to the front and a well enclosed rear garden with a useful outbuilding.



Set back from the road in an elevated position, this terraced house has over the last several years been the subject of considerable updating and improvement. There are two reception rooms, one of which has a cast fireplace and one with an inset multi fuel stove. The hallway leads through to a kitchen with a good range of units taking full advantage of the space. To the side there is a useful utility/conservatory. To the first floor there are three bedrooms with a beautifully remodelled bathroom that really has to be seen to be appreciated. The property has gas central heating together with double glazing. The vendor also informs us that extensive damp proofing and replastering was carried out during the renovation. The internal doors have also been replaced. Externally steps lead to a front path with a lawned garden to the side. The rear garden is particularly well enclosed with a right of way over the next door property to the left. Steps lead to a lawned garden with mature borders and then to quite a substantial timber outbuilding and the rear boundary looks onto open land. The property has immediate access to bus services and local shopping facilities at the nearby garage. Redruth town is within approximately one and a half miles as is the A30 and large out of town multiples are available at Pool.

#### ENTRANCE HALL

Coat hooks, a tall radiator and a newly replaced front door.

#### LOUNGE

12'0" x 12'11" (3.68m x 3.94m)

A focal cast fireplace with a wood surround. Bay window and a cast radiator. Open access to:

#### DINING ROOM

11'7" x 9'10" (3.54m x 3.02m)

With an inset multi fuel stove, two alcoves, shelving, a picture rail and understairs storage. Cast radiator. Double doors to:

#### CONSERVATORY/UTILITY

7'7" x 8'9" (2.33m x 2.69m)

With acoustic wall panelling, working surfaces with storage beneath and French doors to the rear.

#### KITCHEN

6'9" x 9'3" (2.07m x 2.84m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath and eye level cupboards. Wall mounted Viessmann gas combi boiler, space for white goods and a door to the understairs cupboard. Cooker hood and attractive downlighters.

#### FIRST FLOOR

##### BEDROOM 1

9'8" x 12'11" (2.97m x 3.95m)

Pine flooring, a bay window to the front and a radiator.

##### BEDROOM 2

10'7" x 10'7" (3.25m x 3.23m)

Laminate flooring, a radiator and a window to the rear with an open aspect.

##### BEDROOM 3

Laminate flooring, a radiator and a window to the front.

#### LANDING

Loft access via a ladder to a fully boarded loft space.

#### BATHROOM

6'7" x 8'9" (2.01m x 2.69m)

Completely remodelled with a claw foot bath, a mixer tap and a mains shower with a glass shower screen. Enclosed wash hand basin with a splash back and a low level wc. Extractor fan, spot lighting and a cast radiator with an attached towel rail.

#### OUTSIDE

Steps and a path lead up to the front of the property with a side lawned garden. To the rear there is a triangular piece of ground being well enclosed with a pedestrian right of way over the adjoining property. Steps lead up to a lawned garden with mature borders and a further area with a substantial outbuilding. The rear garden borders onto open ground.

#### DIRECTIONS

From our office in Redruth take the main road towards Camborne, up West End and over Blowinghouse roundabout. The property will be found on the left hand side just after the turning to Barncoose Hospital.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

Mains drainage, mains water, mains electricity, mains gas heating and a multi fuel stove.

Broadband highest available download speeds - Standard 11 Mbps, Superfast 76 Mbps (sourced from Ofcom).

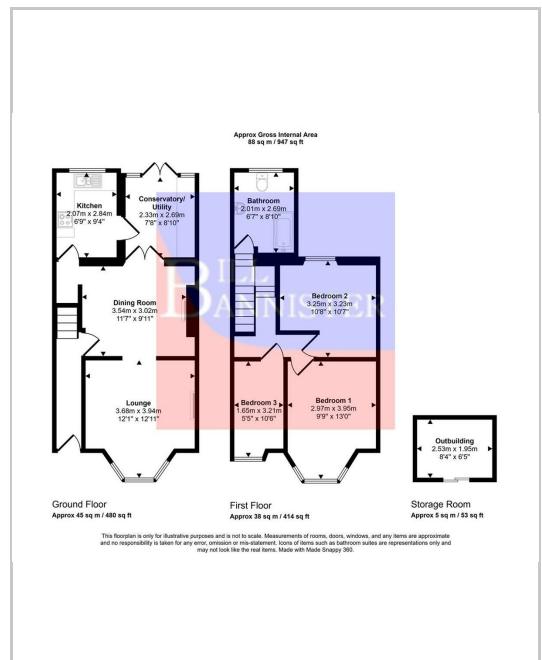
Mobile signal -

EE - Good outdoor, Three - good outdoor & indoor, O2 - Good outdoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

## Area Map



## Floor Plans



## Energy Efficiency Graph

