

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



VIEW OF WHOLE BUILDING

Flat 3, Shiloh House, 254 Agar Road

Illogan Highway, Redruth, TR15 3NJ

Guide Price £139,950



Ideal for first time buyers or investment purposes, this lovely first floor apartment is situated in a convenient location close to amenities. The property benefits from two bedrooms, an open plan lounge/dining room/fitted kitchen and a bathroom. It is double glazed and this is complemented by gas heating. Externally there is the bonus of a dedicated parking space.



Set back from the road and offering quite an open aspect, this first floor apartment is well presented by the vendor. Two bedrooms are provided together with a generous lounge/dining room/kitchen and the bathroom also has a shower. Double glazing is provided together with gas fired heating. The property also benefits from a dedicated parking space. Facilities such as Morrisons and further out of town multiples are available with a few hundred yards level walk together with bus services to Redruth and Camborne. The A30 is within approximately one and a half miles and the north coast at Portreath is within some four miles distant.

COMMUNAL GROUND FLOOR HALLWAY
Stairs to the first floor.

FIRST FLOOR

ENTRANCE HALL
Radiator.

LOUNGE/DINING ROOM/KITCHEN
11'7" x 24'1" (3.55m x 7.36m)
The lounge area has a large window with an aspect towards the Carn. Laminate flooring is provided throughout and there is a wall mounted boiler plus a radiator. A breakfast bar provides a partial room divide and the kitchen area is fitted with plenty of base storage units, a one and a half bowl sink unit and complementary eye level units. Space for white goods and a fitted oven and hob with a hood above. Spot lighting.

BEDROOM 1
11'0" x 11'6" (3.36m x 3.51m)
With a radiator.

BEDROOM 2
6'5" x 7'11" (1.97m x 2.43m)
With a radiator.

BATHROOM
6'2" x 6'11" (1.89m x 2.11m)
Panelled bath with a mixer tap and shower, screen and a tiled surround. Pedestal wash hand basin with a splash back and a mirror above. Low level wc, ladder radiator and a tiled floor.

OUTSIDE
To the rear of the property there is a dedicated parking space identified as the middle one of three.

DIRECTIONS
From our office in Redruth take the main road towards Camborne passing Morrisons on your right hand side and Shiloh House will then be found on the right.

AGENTS NOTE
TENURE: Leasehold - 99 years commencing 1/8/2014. Service Charge £30 per calendar month including ground rent.

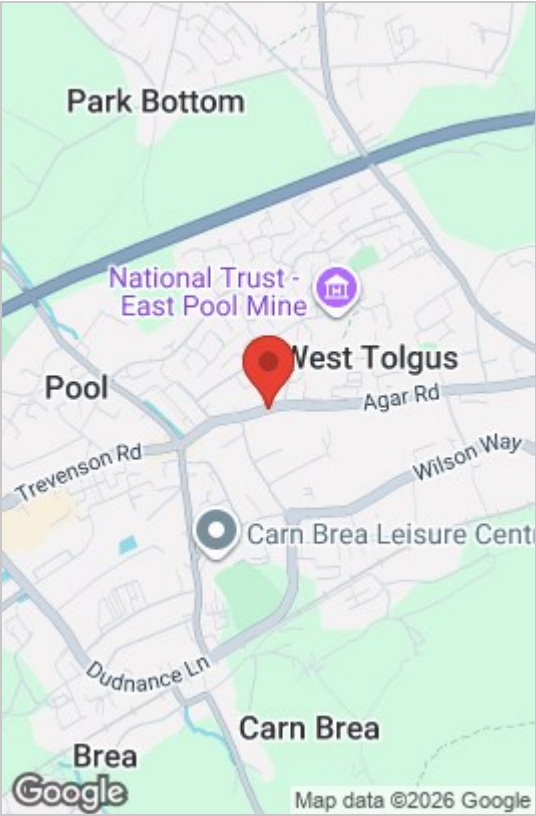
COUNCIL TAX BAND: A.

SERVICES
Mains drainage, mains water, mains electricity and mains gas heating.

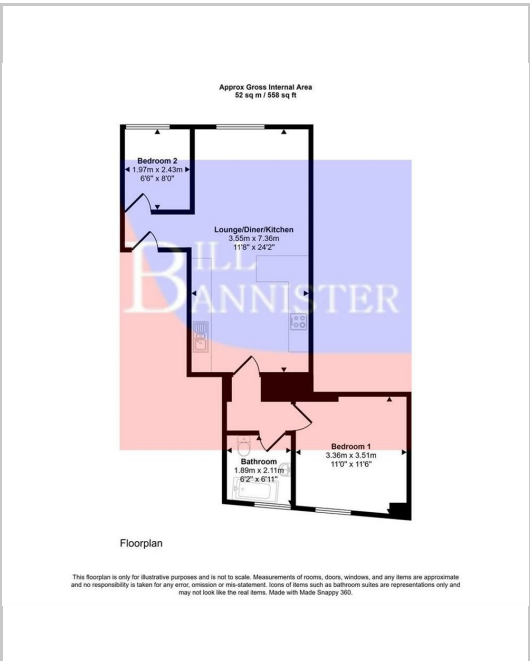
Broadband highest available download speeds - Standard 4 Mbps, Superfast 58 Mbps (sourced from Ofcom).

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

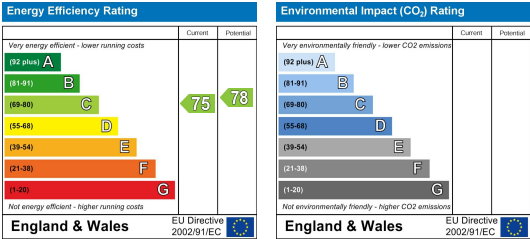
Area Map



Floor Plans



Energy Efficiency Graph



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