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**BILL
BANNISTER**

Sales & Lettings



1 Lower Broad Lane

Illogan, Redruth, TR15 3HT

£299,950



5



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Situated in the ever popular area of Illogan, this is a substantial semi detached house with gas heating and double glazing. To the first floor there are four bedrooms together with a family bathroom. There are also two attic areas, one of which has a loft ladder. To the ground floor there is an entrance hallway with a walk-in cloakroom, two reception rooms, a well appointed kitchen and a fifth bedroom with an en-suite. There is also a useful laundry room.

Externally there is a driveway providing parking facilities and leading to the rear garden which for the most part is laid to lawn.

Illogan offers shopping facilities, a pubic house, bus services and access to both the A30 and the north coast at Portreath. The towns of Redruth and Camborne are both easily accessed as are the large out of town superstores.

ENTRANCE HALL

With a deep walk-in cupboard.

LOUNGE

11'6" x 11'7" (3.52m x 3.54m)

A central focal point fireplace with inset tiling and flanked by shelved alcoves. Radiator.

DINING ROOM

10'11" x 11'6" (3.33m x 3.53m)

Focal point granite fire surround with inset tiling.

BEDROOM 5

7'2" x 12'0" (2.19m x 3.66m)

With a covered radiator and shelving.

EN-SUITE

Tiled shower cubicle with a mains shower, an enclosed

wash hand basin and a low level wc. Wall tiling, heated towel rail and spot lighting.

INNER HALLWAY

Stairs to the first floor and a fitted cupboard.

KITCHEN

14'1" x 11'0" (4.30m x 3.37m)

Well appointed with a single drainer stainless steel sink unit, splash backs and cupboards and drawers beneath. Deep freeze, a dishwasher and space for further white goods. Eye level cupboards and a tall unit with pull-out shelving. Cupboard housing a Glow Worm gas combi boiler. Cooker hood and two windows to the rear elevation. Tiled floor and down lighters.

REAR HALL

Fitted worktop and eye level units.

LAUNDRY ROOM

9'0" x 7'2" (2.76m x 2.19m)

Work surfaces with storage facilities and space for white goods.

FIRST FLOOR

BEDROOM 1

9'3" x 11'10" (2.83m x 3.63m)

With a radiator.

BEDROOM 2

9'3" x 11'8" (2.82m x 3.58m)

With a radiator.

BEDROOM 3

8'1" x 10'10" (2.47m x 3.32m)

Fitted wardrobe with three mirrored doors, hanging rail and shelving space. Radiator.

BEDROOM 4

7'11" x 8'3" (2.42m x 2.52m)

With a fire surround and a radiator.

BATHROOM

5'3" x 7'9" (1.61m x 2.37m)

Tiled walls and a bath with a shower over, curtain and rail. Wash hand basin and a low level wc. Radiator.

REAR LANDING

Two loft hatches, one with a loft ladder.

OUTSIDE

To the front there is an enclosed area with a pedestrian gate and a pathway. To the side there are gates leading to driveway parking facilities. To the rear there is a rectangular garden being mostly laid to lawn having a good degree of enclosure with a leanto timber outbuilding.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Proceed along, over the A30 and you will see a Methodist Church on your right where number 1 is the next property.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

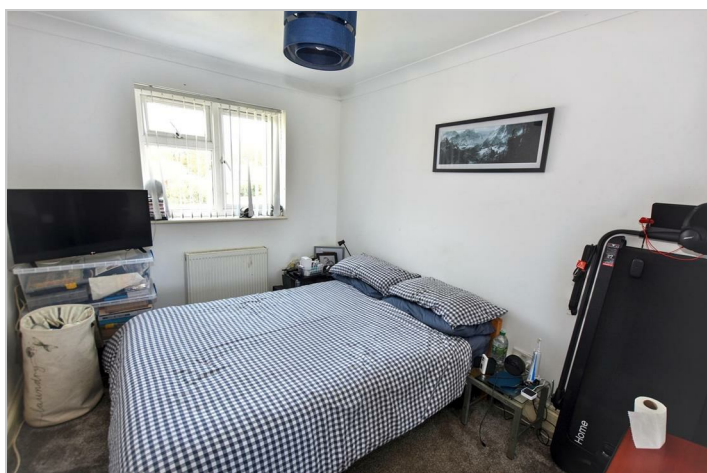
SERVICES

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

Broadband highest available download speeds - Standard 5 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



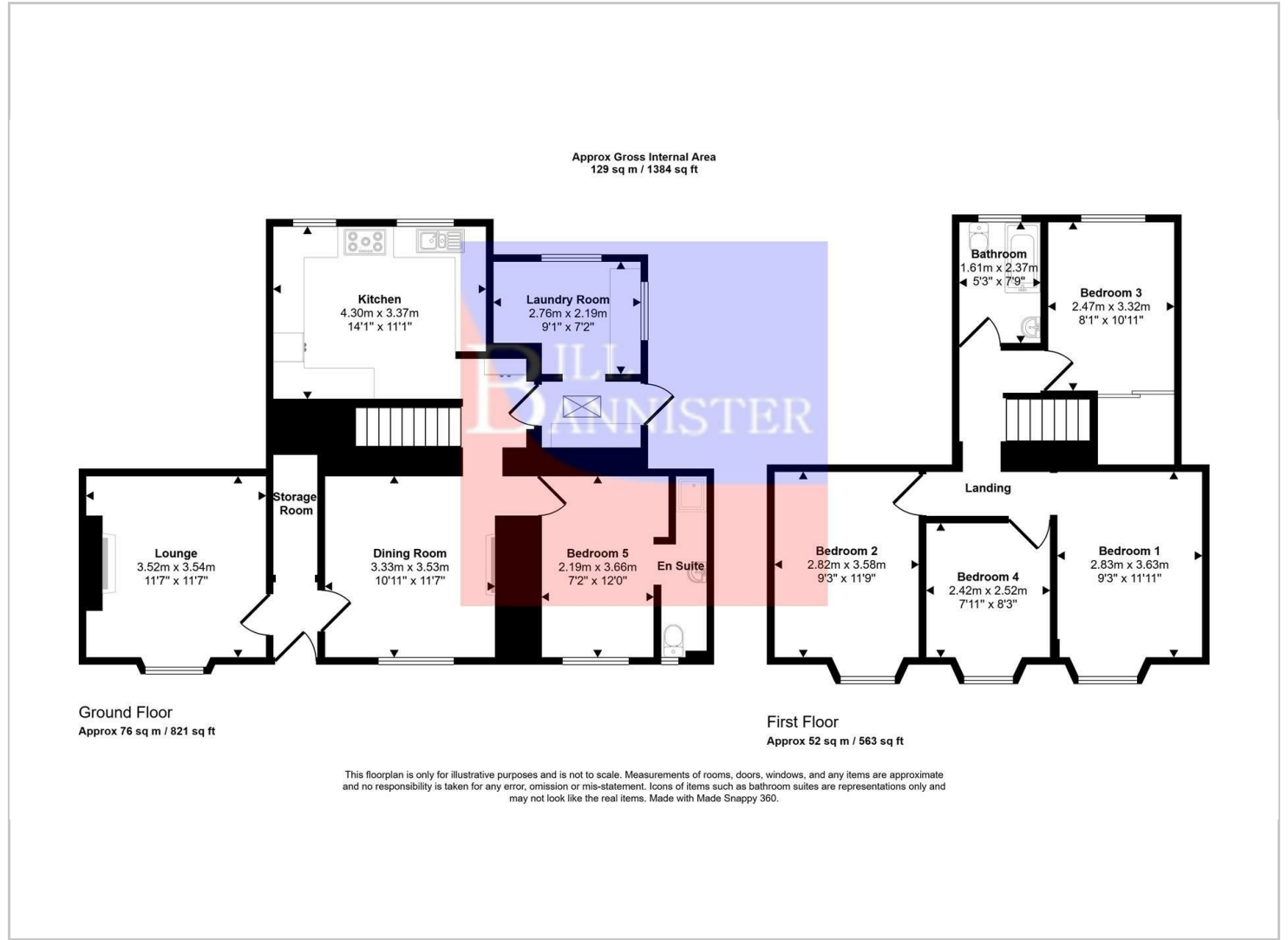
Hybrid Map



Terrain Map



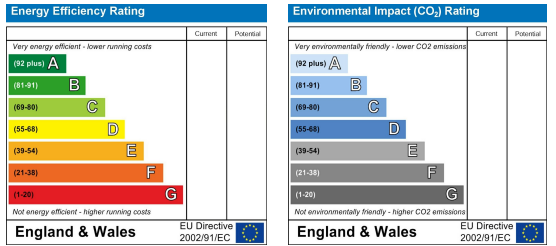
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.