



**Alexandra Road  
Illogan  
Redruth  
TR16 4EN**

**Offers In The Region Of  
£425,000**

- THREE BEDROOM DETACHED BUNGALOW
- GENEROUS PLOT
- EXCEPTIONALLY POPULAR LOCATION
- PARTLY REFURBISHED
- DRIVEWAY PARKING FOR SEVERAL VEHICLES
- DETACHED GARAGE
- HUGE SCOPE FOR EXTENSION AND IMPROVEMENT
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



**Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 995.00 sq ft



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F30

#### DESCRIPTION

A three bedroom detached bungalow in the extremely highly regarded residential location of Alexandra Road, set in an enviable position and benefitting from exceptional gardens and grounds. The property has been subject to a degree of refurbishment in the last year, with some further additional work required to refresh this wonderful family home. Accommodation comprises of Entrance hall, Living room/Dining room, Three bedrooms, family Bathroom, Kitchen, Conservatory, Sun room and Boiler room. There's significant scope to extend and improve subject to any necessary consents. Externally there are particularly generous gardens and grounds, plenty of parking and a useful detached garage. Viewing is highly recommended in order to appreciate the potential on offer in this premium residential location.

#### LOCATION

Situated at the 'Tehidy' end of Alexandra road, this is a location known by many as the premier residential address in Illogan. Within walking distance of Tehidy Golf Club, and with the surfing village of Portreath just around the corner, this is a location that is sure to appeal to many. Nearby Redruth is a historic market town known for its rich mining heritage. Located roughly halfway between Truro and Falmouth, the town sits near the coast and offers good access to the A30, mainline railway, schools for all ages and a wide range of retail and leisure facilities.

#### ENTRANCE

Steps lead up to a covered porch with timber glazed door opening into:

#### ENTRANCE HALL

Oak effect laminate flooring. Radiator. Doors opening into three bedrooms, living room/dining room and family bathroom. Loft hatch

#### BEDROOM ONE

An attractive and spacious double bedroom with UPVC double glazed bay window to front elevation allowing for plenty of natural sunlight. Wall mounted radiator.

#### BEDROOM TWO

Currently arranged as a secondary Living room. UPVC double glazed picture window to front elevation. Wall mounted radiator.

#### BEDROOM THREE

UPVC double glazed window to side elevation.

#### FAMILY BATHROOM

A modern and recently installed new Suite comprising of panelled bath with mixer taps over. Low-level WC. Inset wash hand basin with cupboard unit beneath. Wall mounted mirrored medicine cabinet. Modern tiling to all four walls. UPVC double obscured window to side elevation. Radiator.

#### LIVING ROOM/DINING ROOM

A generous and light filled room with two clearly delineated areas for both living and dining space. Open fire with stone hearth and stone surround with recessed cupboard unit to side housing lagged hot water cylinder. UPVC double glazed box bay window to rear elevation enjoying pleasant views across the garden. Two wall mounted radiators. Timber casement glazed doors opening into:

#### CONSERVATORY

Oak effect laminate flooring. UPVC double glazed Windows to three sides. UPVC double glazed doors opening into garden. Polycarbonate roof.

#### KITCHEN

Lino Flooring. A range of floor standing and wall mounted cupboard and drawer units with polished stone effect Work surfaces over. Inset four ring halogen hob. Space for built-in oven. 1 1/2 bowl stainless steel sink unit with drainer board and mixer tap over. UPVC double glazed window to side elevation. Doors opening to both boiler room and utility room.

#### BOILER ROOM

A useful room with floor standing Trianco oil fired boiler. UPVC double glazed window to rear elevation. Wall mounted cupboard unit. Wall mounted shelving.

#### UTILITY ROOM/SUN ROOM

Another useful Room with space for washing machine and tumble dryer. Wall mounted wash hand basin with hot and cold taps over. Space for fridge freezer. Cloaks hanging space. UPVC double glazed windows overlooking the rear garden. UPVC double glazed door opening into rear garden.

#### OUTSIDE

##### TO THE FRONT

the entrance opens up into a Generous driveway with parking for numerous vehicles. The stone chipped driveway is bordered to three sides by a range of shrubs plants trees and bushes. The driveway continues to the side of the property giving direct access to the detached single garage. This area provides further parking space. There is pedestrian access to either side of the property leading to the rear garden.

##### TO THE REAR

A superb rear garden providing space, shelter and privacy in abundance. Immediately to the rear of the property and accessed by either side of the property, from the conservatory or the utility room, there is a generous crazy paved stone terrace. A shallow step up leads to a garden that is predominantly laid to level lawn with an attractive and meandering crazy paved pathway leading to the rear of the garden. The left-hand side of the garden there is a block built garden shed. A row of small trees screen a further area to the rear of the garden which has historically has been laid to lawn. To the rear of the garden there is another sizable but dilapidated outbuilding of concrete block construction. There is also a greenhouse. This fabulous garden is sure to be of immense appeal to a wide range of viewers, offering, space, sunshine and privacy in abundance in this extremely sought after location.

#### DIRECTIONS

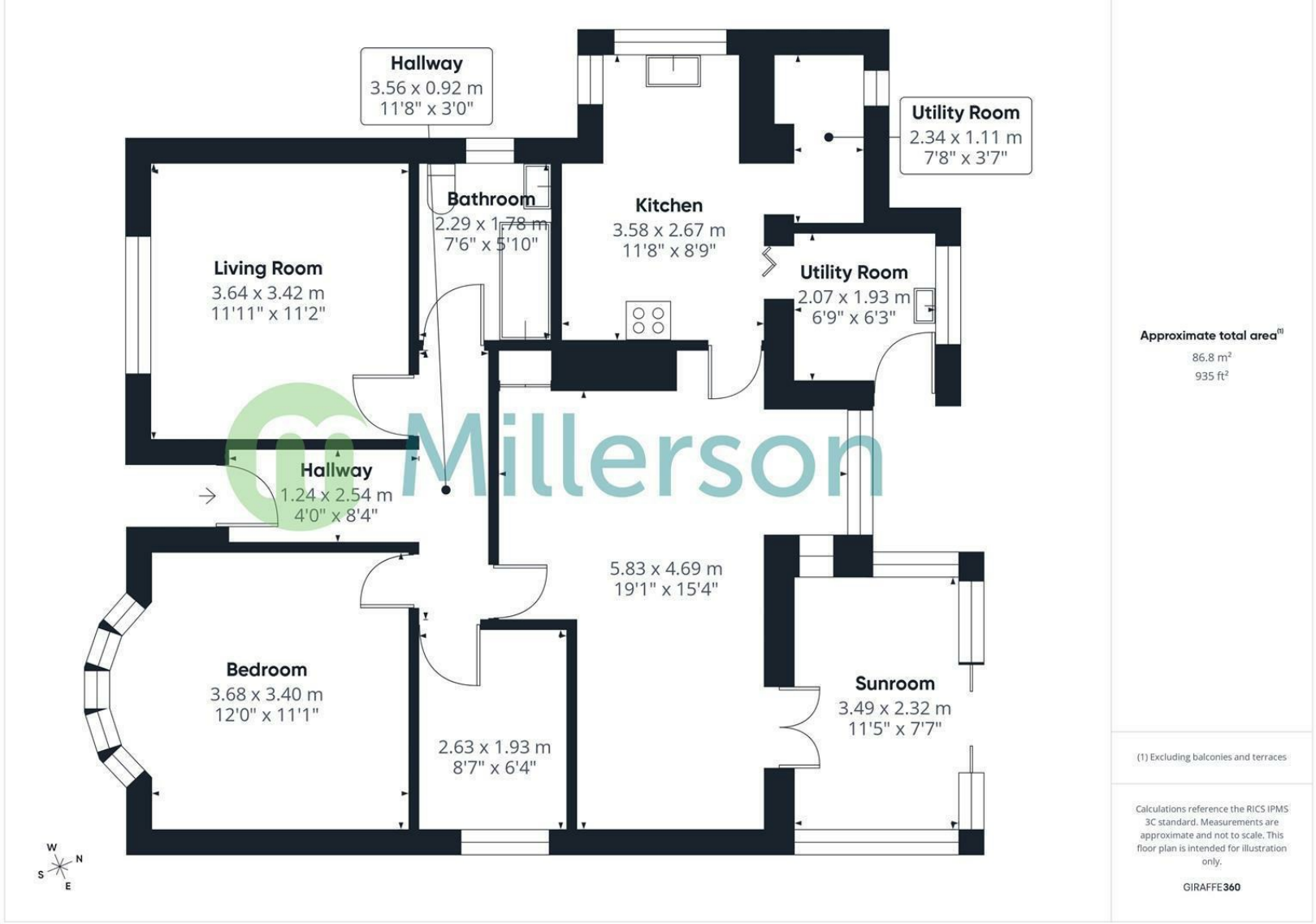
From our offices in Camborne, proceed along Tehidy Road, all the way out of Camborne for approximately 1 1/2 miles and turn right at the roads conclusion at the 'T' junction into Mount Whistle Road. Proceed along Mount whistle Road for 400 yards, turning left signposted towards Portreath.

#### MATERIAL INFORMATION



Verified Material Information  
 Council Tax band: D  
 Tenure: Freehold  
 Property type: Bungalow  
 Property construction: Standard construction  
 Energy Performance rating: No Certificate  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Septic tank  
 Heating: Oil-powered central heating is installed.  
 Heating features: Double glazing and Open fire  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - OK  
 Parking: Driveway  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: No  
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

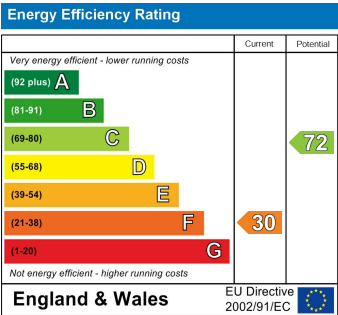
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