



## 16 Robartes Terrace

Illogan, Redruth, TR16 4RX

**Guide price £235,000**



This well presented semi detached house is situated in a very popular area and offers family sized accommodation. The property benefits from three bedrooms, a lounge, kitchen/diner, sun lounge and a family bathroom. It is double glazed and this is complemented by gas fired heating and a wood burner to the lounge. Externally there is parking to the front and a lovely enclosed rear garden backing onto open fields.



Situated in the very popular area of Illogan known as Robartes Terrace, this family home is certainly well presented by the vendors and has a lot of accommodation. Good use is made of pine flooring and to the first floor there are three bedrooms plus a family bathroom. The ground floor has a lounge with a large focal granite fireplace housing a wood burner. The ground floor has a lounge with a large focal granite fireplace housing a wood burner. The kitchen/diner has partial slate flooring, granite worktops, appliances, a breakfast bar and eye level units. There is gas fired heating in addition to the wood burner and double glazing is provided. It is offered chain free, has parking to the front for several vehicles and also a lovely enclosed rear garden with a shed. It also backs onto open fields. Local shopping facilities are available together with a public house and bus services.

This property is priced at a guide of £235,000 as the vendor informs us that an internal wall has an amount of Grade B mundic. If there were no mundic, a fair asking price in our opinion would be £265,000, so the reduction in price certainly makes this an attractive proposition for a cash purchase. There is a photograph which shows the small amount of defective block before it was panelled over.

#### LOUNGE

16'0" x 12'4" (4.90m x 3.78m)

With a fine focal floor to ceiling granite fireplace housing an inset wood burner flanked by two alcoves with shelving. There is a slate window sill, a radiator, an understairs cupboard, four uplighters and an open beamed ceiling. Door and sash window to the front. Open access to:

#### KITCHEN/DINER

18'4" x 10'4" (5.60m x 3.16m)

Having slate flooring and granite working surfaces with cupboards and drawers beneath, a breakfast bar, eye level units and an oven, hob and cooker hood. Spot lighting and a radiator.

#### SUN LOUNGE

12'5" x 10'0" (3.80m x 3.05m)

With laminate flooring, two velux roof lights, a dual aspect and an external door.

#### LAUNDRY ROOM

4'10" x 6'2" (1.48m x 1.88m)

Single drainer stainless steel sink unit with working surfaces, two shelves and space for white goods. Baxi wall mounted gas boiler.

#### FIRST FLOOR

##### BEDROOM 1

12'7" x 9'10" (3.86m x 3.02m)

With pine flooring, a radiator and a double glazed sash window.

##### BEDROOM 2

8'9" x 6'9" (2.69m x 2.06m)

With a pine floor, built-in bunk with storage facilities beneath and a further storage area with a curtained front. Double glazed sash window to the front and a radiator.

##### BEDROOM 3

12'3" x 11'2" (3.74m x 3.42m)

With a pine floor, a radiator and open views.

#### LANDING

#### BATHROOM

Tiled and having a panelled bath with a mixer, a mains shower and a screen. Wash hand basin and wc. Tall radiator and an extractor fan.

#### OUTSIDE

To the front of the property parking is provided for several vehicles and there is side access to the rear. The rear garden is well enclosed, thoughtfully laid out and has a patio area that borders onto open fields. Timber outbuilding.

#### DIRECTIONS

From our office in Redruth proceed through West End, over Blowinghouse Roundabout and turn right opposite Taylors Tyres into Chariot Road. Follow this all the way down to Paynters Lane End and at the double mini roundabouts take the third exit into Robartes Terrace. The property will be found half way down on the left hand side.

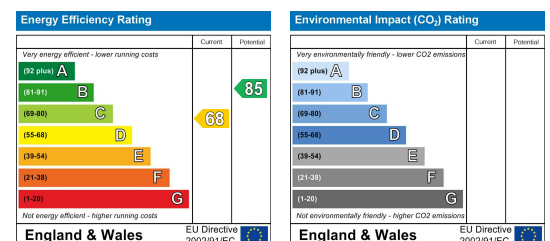
## Area Map



## Floor Plans



## 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.