



Alexandra Road | Illogan | Redruth | TR16 4DY

**Price Guide £750,000**

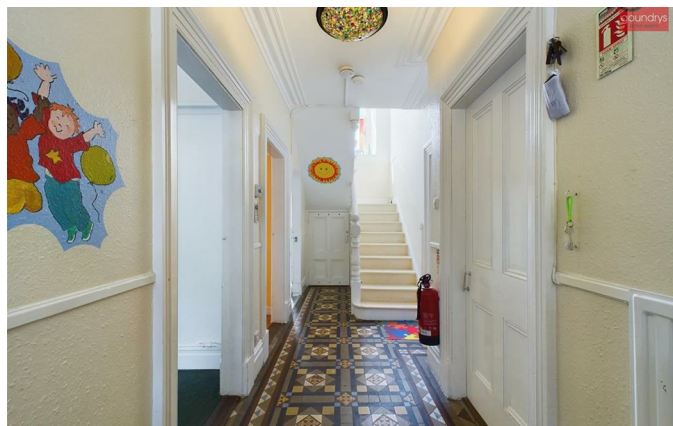


Alexandra Road | Illogan  
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Price Guide £750,000

- Generous detached house
- 8 reception rooms
- 4 bedrooms
- Sun room

This is a superb detached property located on a highly sought after road in the popular village of Illogan. Whilst it is a residence, it has in the past been a children's nursery and the local surgery. The generous accommodation would lend itself to various possibilities including creating spaces for multi generational living, working from home or just a very large family home. The property is mostly double glazed and has gas central heating. There is parking for numerous vehicles at the front and the rear is a well proportioned enclosed south facing garden with useful store.

The ground floor has 8 reception rooms, hallway, kitchen and 3 toilets, while the first floor currently has 3 bedrooms, a large bathroom with free standing bath, bedroom 4 used as a sitting room and access to a large sun-room/conservatory with balcony. In total the accommodation is just a little under 3000 square feet. There is the possibility of using the front reception room as a fifth bedroom.





**Vestibule**

**Hall**

With mosaic floor

**Living room**

12'11" x 12'9" (3.94m x 3.91m )

**Dining Room**

11'11" x 11'11" (3.65m x 3.65m)

**Reception / Bedroom**

12'9" x 11'7" (3.91m x 3.54m)

**Reception 2**

12'0" x 7'3" (3.66m x 2.23m)

**Hallway**

**Kitchen**

17'7" x 9'11" (5.37m x 3.03m)

**Breakfast Area**

17'10" x 10'2" (5.44m x 3.11m)

**Family Room**

17'10" x 14'0" (5.46m x 4.27m)

**W.C**

2 toilets

**Play Room**

15'3" x 7'7" (4.65m x 2.32m)

**Store Room**

11'6" x 7'6" (3.51m x 2.30m)

**W.C**

**Landing**

**Bathroom**

11'9" x 12'0" (3.59m x 3.67m)

Free standing bath. Separate shower. Wash basin and separate W.C

**Bedroom**

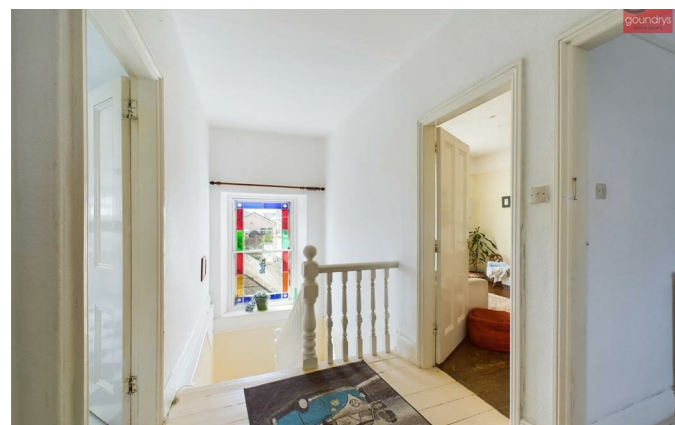
12'8" x 11'1" (3.87m x 3.39m)

**Bedroom**

12'9" x 11'3" (3.89m x 3.43m )

**Bedroom**

11'8" x 6'4" (3.56m x 1.95m)



## Living Room

12'0" x 11'1" (3.68m x 3.38m)

## Sun Room/Conservatory

21'2" x 14'6" (6.46m x 4.43m)

## Information

Tenure: FREEHOLD

EPC: TBC Commissioned

Council tax band: E

Broadband: Superfast available (Ofcom checker)

CONSUMER PROTECTION from Unfair Trading Regulations 2008.

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale



