



Herongate, Bridge Road, Illogan,  
Redruth, Cornwall, TR16 4SA







**HERONGATE, BRIDGE ROAD, ILLOGAN, REDRUTH, CORNWALL, TR16 4SA**

**GUIDE PRICE £400,000 FREEHOLD**

**\* THREE BEDROOMS \* USEFUL ATTIC ROOM \***

**\* GARDENS \* CONSERVATORY \***

**\* PARKING \* GARAGE \* IDEAL FAMILY HOME \***

**\* CONVENIENT POSITION \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED**

**\* EPC = C \* COUNCIL TAX BAND = C \* APPROXIMATELY 96 SQUARE METRES**

A superbly presented three/four bedroom detached bungalow with countryside views landscaped gardens, ample parking and garage. The property has been well modernised offering spacious well proportioned accommodation, which would make an ideal family home. A particularly attractive feature are the gardens which surround the property with patio areas and parking. Illogan is a popular area within close proximity of the main town of Redruth and only a short drive to Portreath beach.

Entrance door to:

**KITCHEN:** 16' 2" x 9' 0" (4.93m x 2.74m)

Upvc window. Large picture window overlooking the front garden. Range of wall and base level units. Double gas oven with 7 rings. Extractor fan. Ceramic white 1 ½ bowl sink and drainer. Built in combination oven and grill. Tiled floor. Integrated freezer and dishwasher. Radiator.

**UTILITY ROOM:** 11' 1" x 4' 5" (3.38m x 1.35m)

Upvc ½ glazed back door. Upvc window. Gas combination boiler. Built in storage. Space and plumbing for washing machine. Space for upright fridge freezer. Tiled floor. Radiator.

**BEDROOM ONE:** 13' 0" x 13' 0" (3.96m x 3.96m)

Window with lovely countryside views over the front garden, decorative fireplace with wood mantle surround on slate hearth, TV point, phone point.

**LIVING ROOM:** 13' 0" x 10' 9" (3.96m x 3.28m)

TV point, radiator, leading into:

**CONSERVATORY:** 17' 0" x 7' 7" (5.18m x 2.31m)

UPVC double glazed windows overlooking garden, tiled floor, radiator.

**BEDROOM TWO (EN SUITE):** 10' 10" x 9' 10" (3.30m x 3.00m)

Wardrobes, UPVC double glazed window, radiator.

**EN SUITE SHOWER ROOM:**

White suite comprising shower cubicle with Triton electric shower, low level WC, vinyl flooring, column radiator.

**BEDROOM THREE:** 10' 1" x 7' 5" (3.07m x 2.26m)

Built in wardrobes with mirror doors, UPVC double glazed window.

**SHOWER ROOM:**

White suite comprising shower cubicle with glass screen, vanity unit wash hand basin with storage below, low level WC, tiled flooring, extractor fan, column radiator.

From hallway, spiral staircase to:

**ATTIC ROOM:** 19' 0" x 13' 10" (5.79m x 4.22m)

Views over surrounding countryside from Velux window, storage, wardrobes with mirror doors. Eaves storage.

**OUTSIDE:**

to the front is a raised lawned area with parking for several vehicles gated access to the rear garden which has a raised patio area, lawned area with established tree, custom made car shaped BBQ. Side access to both sides of the property.

**COVERED AREA:** 36' 0" x 11' 8" (10.97m x 3.56m)

With large hot tub.

**GARAGE:** 36' 0" x 17' 0" (10.97m x 5.18m)

Wooden doors, inspection pit, power and light. Workshop.

**SERVICES:**

Mains water, electricity, gas and drainage.

**AGENTS NOTE:**

We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. The property is constructed of block under a tiled roof.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. 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:** 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.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
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Lettings  
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