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**Paynters Lane,
Illogan, Redruth**

**£130,000
Leasehold**





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Property Introduction

Situated on the ground floor of a block of four apartments, this well presented flat is ideal for the first time buyer or as an investment opportunity. The property will be sold with no onward chain and benefits from its own access. One will find two bedrooms with an interconnecting door, a lounge and well appointed fitted kitchen, there is also a bathroom. The apartment benefits from full uPVC double glazing and there is gas central heating.

To the outside parking is available to the rear for one vehicle and the garden is shared with the three other flats in the building. To further enhance the appeal of this flat, the vendor is proposing to gift one quarter share of the freehold to the purchaser on completion of the sale of the fourth flat.

Viewing our interactive virtual tour is strongly recommended prior to arranging a physical viewing.

Location

The village of Illogan is located between Redruth and Camborne and enjoys close proximity to Tehidy Country Park and Tehidy Golf Course. Set close to the centre of the village, local facilities include a Public House, pharmacy, doctors surgery and choice of convenience stores. Larger out of town retail outlets can be found at Pool which is within two miles. The nearest major town is Redruth which is some two and a half miles away and here one will find a mix of local and national shopping outlets together with a mainline Railway Station which connects with London Paddington and the north of England.

Truro, the administrative and commercial heart of Cornwall, is within thirteen miles and the north coast at Portreath is only two and a half miles distant. The A30 trunk road can be accessed within two miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

LOUNGE/DINING ROOM 12' 7" x 12' 3" (3.83m x 3.73m) plus recesses

uPVC double glazed window to the front. Radiator and squared archway opening to:-

KITCHEN 11' 8" x 6' 5" (3.55m x 1.95m) maximum measurements

uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel sink unit with mixer tap. Built-in stainless steel oven with four ring gas hob with stainless steel cooker hood over, space and plumbing for an automatic washing machine and inset spotlighting. There is a breakfast bar, wall mounted 'Worcester' gas combination boiler and a deep cupboard suitable for a tumble dryer, etc., Returning to lounge/diner, doors off to:-

BATHROOM

Close coupled WC, vanity wash hand basin and panelled bath with mixer shower. Full ceramic tiling to walls and radiator.

BEDROOM ONE 12' 10" x 8' 11" (3.91m x 2.72m) maximum measurements

uPVC double glazed window to the front. Radiator. Door to:-

BEDROOM TWO 13' 7" x 5' 8" (4.14m x 1.73m)

uPVC double glazed window to the front. Radiator.

OUTSIDE

To the rear of the property there is a communal garden which is shared with the four properties in the building and parking is available for one vehicle.

LEASEHOLD INFORMATION

The property benefits from the remainder of a 999 year lease created in 2006, however the vendor is proposing to gift a one quarter share of the freehold to the purchaser on completion of the sale of the last unit within the block. At present there is no ground rent payable nor are there any management charges. It should be noted that there could be changes in the future once all units are sold. At present the freeholder pays for the buildings insurance with Aviva at £65.00 per month. On completion of the sale, the new owner would be liable for 25% of this cost per month.

AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'A'. Currently the property is let on a shorthold tenancy for £750 per calendar month.

SERVICES

The property benefits from mains water, mains electric and mains drainage.

DIRECTIONS

From Redruth Railway Station proceed down the hill turning right at the traffic lights, at the next lights turn right again and at the bottom of town turn left heading into West End. At a major road junction take the first exit towards Camborne and then carry on straight along passing a petrol station on the right and then turn second right into Chariot Road and continue along Chariot Road into Broad Lane which takes you into the village of Illogan and opposite a convenience store on your left the property will be identified on the right hand side. If using What3words:- puddles.radiating.ultra

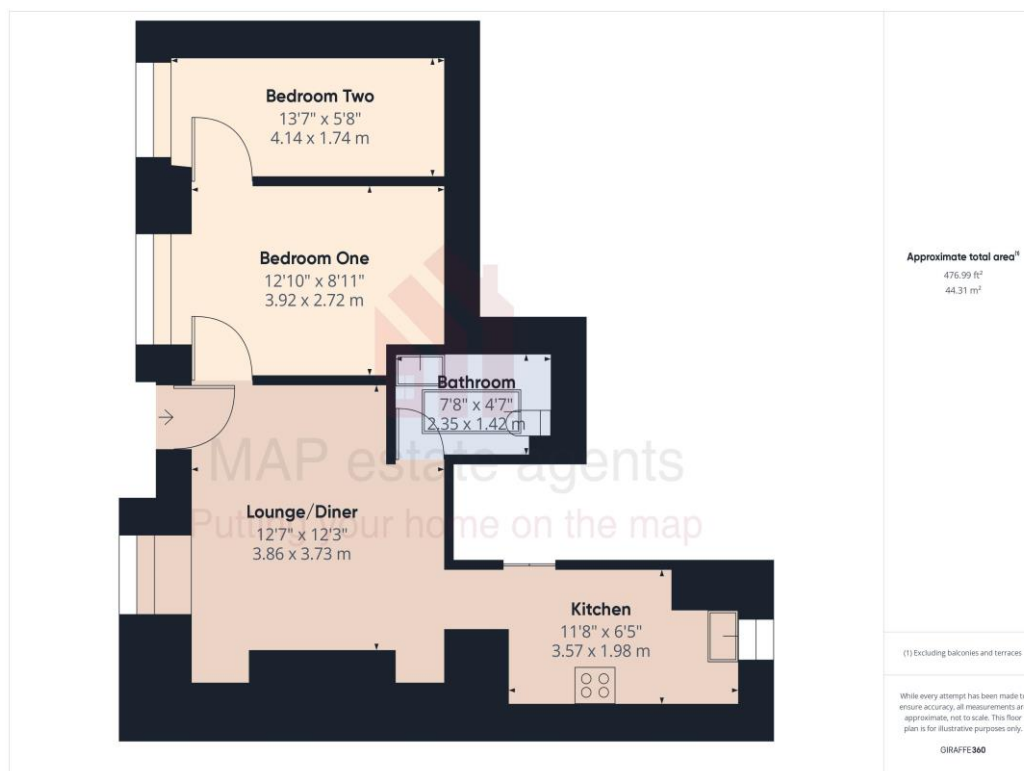


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Ground floor flat
- Two bedrooms
- Lounge/dining room
- Fitted kitchen
- Modern bathroom
- Double glazed
- Gas central heating
- uPVC double glazing
- Shared garden and parking
- Central village location



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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