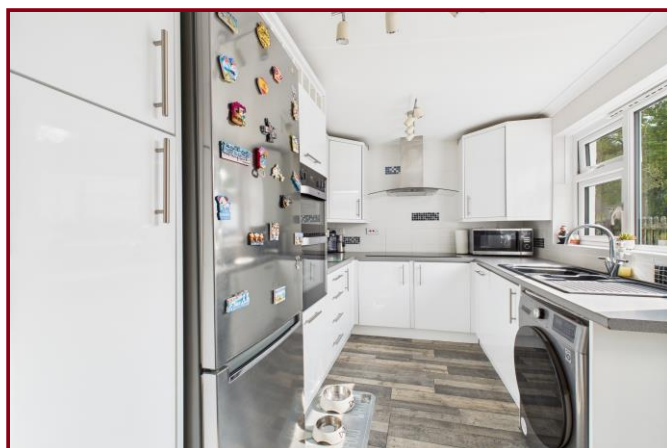




MAP estate agents
Putting your home on the map

**Paynters Lane,
Redruth**

**£240,000
Freehold**





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Property Introduction

This lovely cottage in the village of Illogan offers immaculately presented accommodation arranged over two floors.

At ground floor level there is a dual aspect living room with log burner for those cosy winter evenings. Beyond the living room there is a generous dining room and fitted kitchen. Upstairs one will find two double bedrooms and the family bathroom.

To the outside a low maintenance garden sets the property away from the road.

The rear garden is generous and enclosed giving access to the garage with parking to the front.

Viewing essential!!

Location

The property is situated within a popular residential road and within five hundred yards virtual level walk of Illogan village. Illogan offers a choice of convenience stores, a pharmacy, Public House and doctors surgery.

There is a highly regarded fish and chip shop close by and a further convenience store and sub-Post office is available in Broad Lane. Schooling is also available nearby. Major out of town retail outlets will be found at Pool and the nearest major town, Redruth, is within two miles and here one will find an eclectic mix of local and national shopping outlets and a mainline Railway Station with direct links to London and the north of the country.

Truro, the administrative and commercial heart of Cornwall is within twelve miles and the north coast at Portreath is only two and a half miles distant.

ACCOMMODATION COMPRISES

Double glazed panel door to:

LIVING ROOM 16' 3" x 12' 0" (4.95m x 3.65m) maximum measurements

Feature slate fireplace housing wood burner with shelved recess to side. Double glazed windows to front and side. Electric panel heater. Television point. Open tread stairs to first floor. Door to:-

DINING ROOM 12' 1" x 9' 3" (3.68m x 2.82m)

Double glazed window to rear. Built in storage cupboard. Electric panel heater. Doorway to:-

KITCHEN 11' 1" x 7' 5" (3.38m x 2.26m)

Fitted with a matching range of white wall and base cupboards with roll edge worksurfaces over. One and a half bowl sink unit with mixer tap over. Built-in eye-level stainless steel double oven and ceramic hob inset to worksurface. Space and plumbing for washing machine. Double glazed window to side. Double glazed panel door to rear garden.

From living room, stairs rising to:-

FIRST FLOOR LANDING

Access hatch to loft space. Doors to:-

BEDROOM ONE 12' 1" x 9' 11" (3.68m x 3.02m) maximum measurements

Fitted with an extensive range of matching wardrobes and drawer units. Double glazed window to front.

BEDROOM TWO 8' 11" x 8' 7" (2.72m x 2.61m) plus recesses

Two double glazed windows to front. Bulkhead storage cupboard. Electric panel heater.

BATHROOM

Fitted with a modern white suite comprising panelled bath with electric shower unit and screen over, close coupled WC and wash hand basin inset to vanity unit with cupboards below. Heated towel rail. Obscure double glazed window to side.

OUTSIDE

The property is set back from the road by a low maintenance mainly gravelled fore garden with mature shrubs and there is a shared driveway to the side which gives additional parking and leads to the garage. The rear garden is enclosed, partly lawned with a patio to the rear and a timber storage shed. External water supply. Gated access to the

GARAGE 16' 8" x 8' 1" (5.08m x 2.46m)

Sectional panelled door to the front.

SERVICES

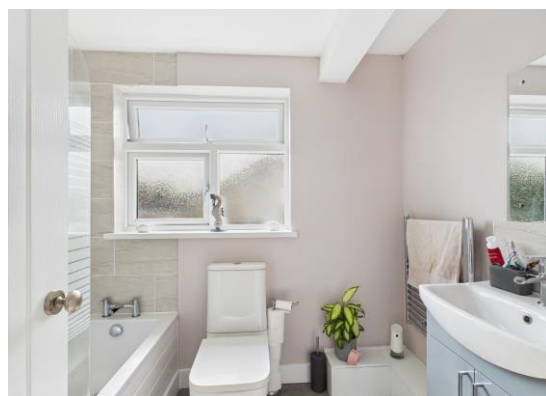
The property benefits from mains water, mains drainage and mains electricity.

AGENT'S NOTES

Please be advised that the Council Tax Band for the property is 'B'.

DIRECTIONS

Driving along Illogan Highway towards Redruth turn left into Chariot Road, continue into Broad Lane and after passing over the A30 heading towards the village of Illogan, the property will be identified on the right hand side by our For Sale board. If using What3words- irrigate.stunner.supplier

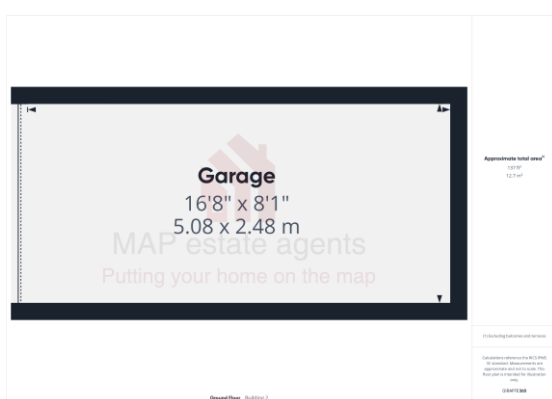


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Current	Potential	
40	75	



MAP's top reasons to view this home

- Charming cottage in village location
- Two bedrooms
- Living room with log burner
- Separate dining room
- Garage and parking
- Gardens to front and rear
- First floor bathroom
- No chain sale



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01326 702400 (Helston & Lizard Peninsula)

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