

Merritts Hill, Illogan
Guide price £236,000



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Council Tax Band: C

FOR SALE BY ONLINE AUCTION – 29th October 2025

Built c.55 years ago and in the same family ownership since new, this detached bungalow offers excellent scope for modernisation, extension, or redevelopment (STC). Accommodation includes a porch, hallway, dual-aspect lounge with fireplace, kitchen, three bedrooms, and bathroom.

Set on a generous multi-level plot with lawns, patios, pond, greenhouse, garage, and ample parking. Benefits include double glazing, air-source heating, and cavity wall insulation.

Close to Tolskithy Valley walks, village amenities, the A30, and Portreath beach—an exciting opportunity in a sought-after area.

Legal Pack - A legal pack is a collaboration of important documents of the property/land that is going to be sold at auction. To review the legal pack visit tcpa.co.uk

Auction Information - Visit tcpa.co.uk

UNCONDITIONAL LOT - Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre Auction Offers Considered - The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit.

Special Conditions - Additional costs (detailed in the legal pack) are payable on completion. The legal pack can be downloaded free of charge under LEGAL DOCUMENTS. Stamp duty and government taxes are not included; buyers must make their own enquiries.

Entrance/Hallway

Accessed via a uPVC entrance door with coloured glass and side panel. Hallway with airing cupboard housing hot water cylinder. Fold-down ladder to a part-boarded, insulated loft with lighting. Radiator.

Lounge

16'1" x 11'4" (4.90m x 3.46m)

Dual-aspect reception room with feature fireplace and hearth, fitted shelving and two radiators.

Kitchen/Diner

9'8" x 12'0" (2.95m x 3.65m)

Fitted with stainless steel sink unit, work surfaces, cupboards and drawers, built-in pantry cupboard and space for appliances. Radiator. Door to side passage.

Master Bedroom

12'8" x 11'5" (3.85m x 3.49m)

Two fitted double wardrobes with storage over and dressing table area. Radiator.

Bedroom 2

8'9" x 12'1" (2.67m x 3.68m)

Fitted wardrobe and radiator.

Bedroom 3

8'1" x 8'10" (2.46m x 2.69m)

Radiator.

Bathroom

6'2" x 6'6" (1.89m x 1.99m)

Original blue suite comprising panelled bath with tiled surround, screen and electric shower, wash basin and WC.

Side Passage

Tiled floor with internal access to the garage.

Outside

The property occupies a generous plot with extensive grounds. To the front there is ample parking and turning space leading to the integral garage (2.49m x 4.91m / 8'2" x 16'1") with up-and-over door, shelving, cupboards and workbench. An adjoining area houses a WC with wash hand basin and tiled splashback.

The majority of the gardens lie to the side of the bungalow, arranged as four separate lawned areas and featuring a pond, greenhouse, summerhouse and an additional outside WC. The size and layout of the plot offer excellent scope for landscaping or further development (subject to any necessary consents), making the outside space a key selling point for this lot.







Coinage House 2 Princes Street

Truro

Cornwall

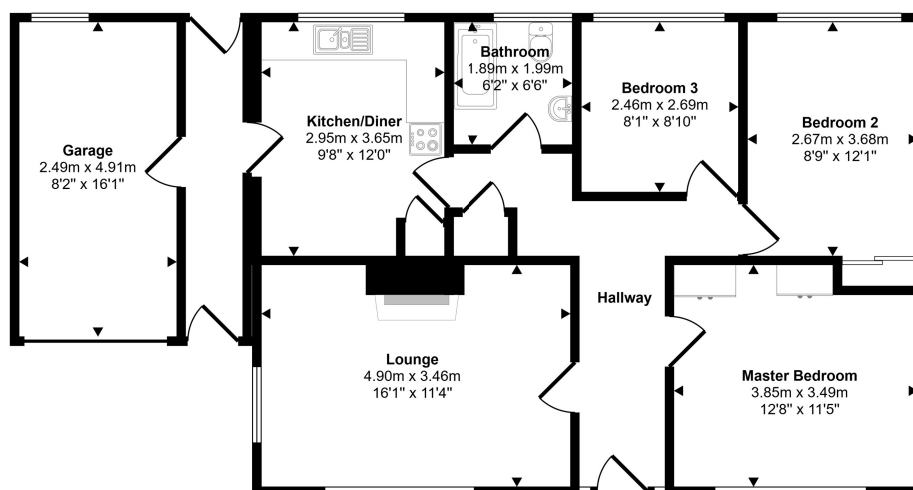
TR1 2ES

01872 438 705

hello@searchhomes.co.uk

www.searchhomes.co.uk

Approx Gross Internal Area
95 sq m / 1020 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
48		
England & Wales EU Directive 2002/91/EC 		