

38 Trevelthan Road  
Illogan, TR16 4DX





# 38 Trelvelthan Road Illogan, TR16 4DX

This three bedroom detached bungalow offers a fantastic opportunity for those looking to create their ideal home. Situated in a sought after residential location, the property boasts the benefits from driveway parking, a single garage, and a fully enclosed low-maintenance rear patio garden. The accommodation includes an entrance hallway leading to a generously sized lounge, a kitchen with potential for modernisation, three bedrooms, and a shower room. The interior, while requiring some improvement works, provides a great layout and ample space to transform into a beautiful home. Externally, the bungalow features a charming front garden and a spacious rear patio area. The enclosed garden ensures privacy, making it ideal for families or those seeking quality outdoor space. This property offers an excellent chance to add your personal touch and create a modern, comfortable home in a great location. Early viewing is highly recommended to fully appreciate its potential. The property is offered for sale with no chain.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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**Guide Price - £250,000**

**Location**

Nestled in the heart of South West Cornwall, the charming large village of Illogan offers a perfect blend of rural tranquility and convenient access to coastal attractions. Rich in history and surrounded by scenic countryside, this vibrant community is an ideal location for those seeking a peaceful lifestyle with plenty of local amenities nearby. Illogan is situated just a short distance from the stunning North Cornwall coastline, with the golden sands of Portreath Beach and the dramatic cliffs of the South West Coast Path just a few minutes away. The village itself boasts a selection of local shops, a well-regarded primary school. For those who need to commute or enjoy exploring further afield, Illogan offers excellent transport links. The nearby A30 provides easy access to Truro, Redruth, and beyond, while Redruth train station, less than 10 minutes away, connects to mainline services to London and other major cities.

With its picturesque setting, close-knit community, and proximity to some of Cornwall's most treasured landscapes, Illogan is a great place to live. Whether you're drawn to the outdoor adventures of the coast or the charm of village living, Illogan delivers it all.

**Accommodation**

Inner Hallway  
Good Size Lounge with gas fire  
Fitted Kitchen  
Three Bedrooms  
Shower Room

**Parking**

The property benefits from driveway parking

**Garage**

There is a good size garage with a door accessing the rear garden.

**Council Tax Band - C**

**Services**

Mains gas heating. Mains Drainage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	68	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### Gardens

To the front of the property is a well presented area of lawn. The main garden is to the rear of the property being enclosed and laid to low maintenance patio. This area provides a safe environment for children and pets.

### Anti Money Laundering Regulations – Purchasers

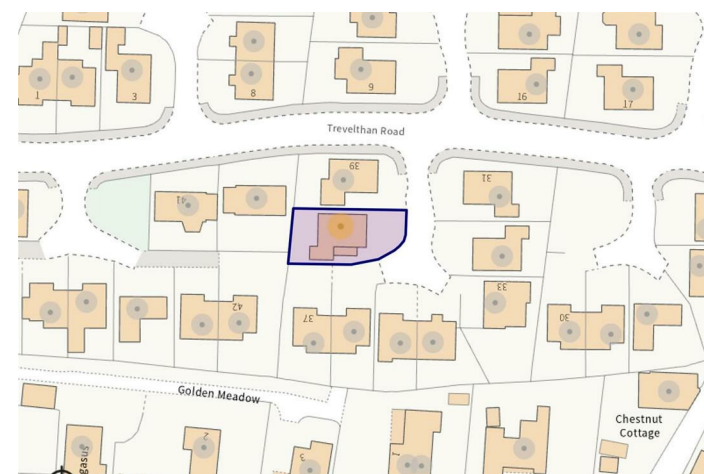
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

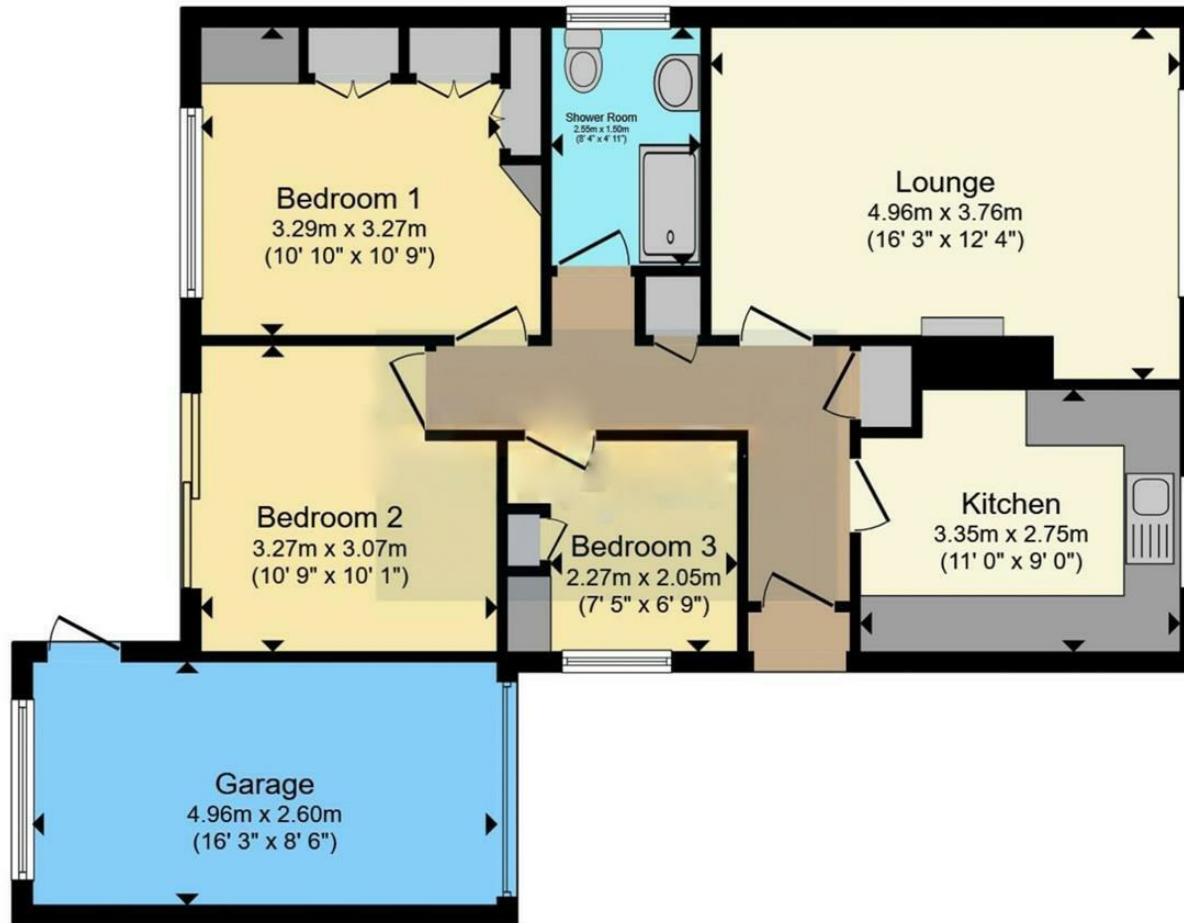
### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

