



Sunnyside Parc, Illogan, Redruth

Redruth

Guide Price
£330,000

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Description

Found within the popular residential area of Sunnyside Parc in Illogan is this Detached 3 bedroom family home offered to the market with No Onward Chain. The property comprises of the following accommodation: The welcoming entrance hall leads to the generous sized kitchen/ dining room. The kitchen is fitted with a range of high gloss wall and base units with complimentary worktop with sink and drainer unit having an integrated dishwasher with free standing fridge/freezer. The cooker has a gas hob with extractor fan over. The living room can be found to the rear of the property having a feature fire place with patio doors opening into the garden. On the ground floor there is also a utility room having space for the washing machine and tumble dryer with worktop and under counter freezer. Stairs rise to the first floor accommodation where you will find the master bedroom having a separate area for a dressing room or home office. There are a further 2 bedrooms plus the family shower room fitted with a white suite. To the outside of the property there is driveway parking leading to the garage, this has been divided by a partition wall to provide storage and an art room. The attractive rear garden has a wide variety of mature flowers, shrubs and trees making it a haven for the local wildlife. The garden is laid to lawn with a patio area and a small raised wildlife pond in the corner. This lovely family home is one to view to appreciate the size of accommodation on offer along with the location. Warmed by Gas Central Heating with Double Glazing.

Location

The village of Illogan offers a range of shopping facilities including a general store/post office, primary schooling and football and rugby clubs and Illogan is a short motoring distance from Tehidy country park and golf course. The popular coastal village of Portreath is within 3 miles and more facilities are available in Redruth where there is a main line railway station.

Tenure: Freehold

Council Tax Band: C (Source: Council Tax Band Checker as of (12th June 2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Heating: We understand the property has Gas Central Heating (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ)





Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: C Certificate Valid until 12th February 2035

Approximate What3Words Location: ///compiled.shoving.schematic

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Super fast Predicted download speeds of 22–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor and indoor

O2 – Good outdoor and indoor

Three – Good outdoor and indoor

Vodafone – Good outdoor and indoor

For further material information, please refer to the relevant section(s) provided by this website.

Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Legal Notices

Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

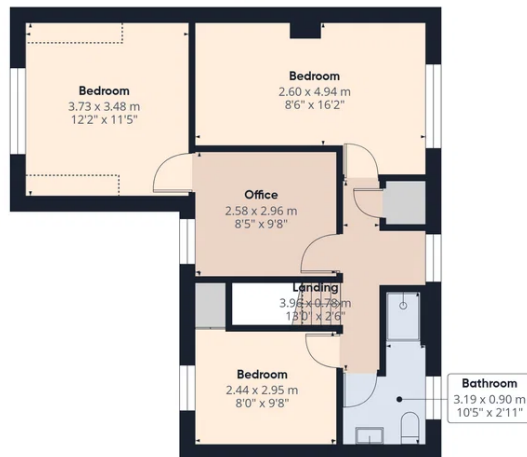
Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.





Ground Floor



Floor 1

Approximate total area⁽¹⁾110.7 m²1190 ft²

Reduced headroom

2.8 m²30 ft²

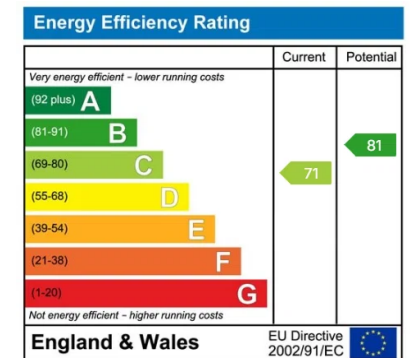
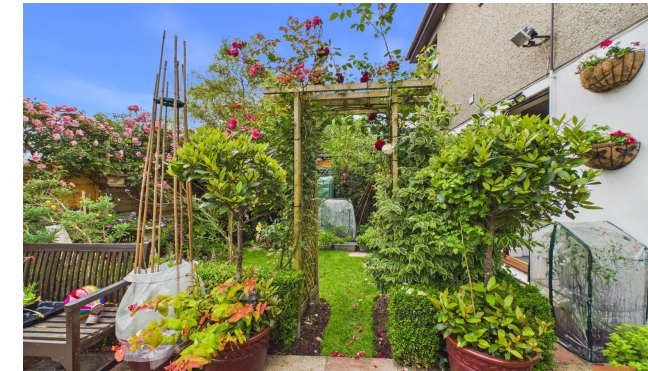
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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