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**BILL  
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Sales & Lettings



## 3 Merritts Hill

Illogan, Redruth, TR16 4HD

**£179,950**



Offered for sale with no onward chain, this character terraced cottage is situated in the popular village of Illogan and benefits from lovely well stocked mature gardens. The property has two bedrooms, a lounge, a kitchen/diner and a first floor bathroom. It is double glazed and this is complemented by night storage heaters and an open fire in the lounge.



This traditional cottage home has recently been the subject of redecoration and some new floor coverings. It is offered with no onward chain and benefits from two first floor bedrooms and a bathroom. To the ground floor there is a lounge with an open fire and a good kitchen/diner. The property is double glazed and has some electric radiators. Externally there are front and rear gardens with a pedestrian pathway to the front door. Access is given to shopping facilities in Paynters Lane together with a pub and bus services. The north coastal village of Portreath is within some three to four miles, as is the A30 and the towns of Redruth and Camborne.

### LOUNGE

13'6" x 12'5" (4.13m x 3.80m)

Focal point fireplace and a door to the front.

### KITCHEN/DINER

12'0" x 10'3" (3.66m x 3.13m)

Single drainer sink unit plus a good array of working surfaces with cupboards and drawers beneath plus space for white goods. An oven, hob and hood are included. Door to the rear.

### FIRST FLOOR

#### BEDROOM 1

12'11" x 12'0" (3.95m x 3.68m)

Window to the front elevation.

#### BEDROOM 2

7'1" x 10'3" (2.17m x 3.13m)

Window to the rear elevation.

#### BATHROOM

5'3" x 4'11" (1.61m x 1.51m)

Panelled bath, pedestal wash hand basin and a wc.

### OUTSIDE

There are enclosed gardens to both front and rear with a pathway to the front door passing through numbers 1 & 2.

### DIRECTIONS

From our office in Redruth take the main towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue through into Broad Lane turning right into Merritts Hill. Continue down here and the property will be found on the right hand side.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

### SERVICES

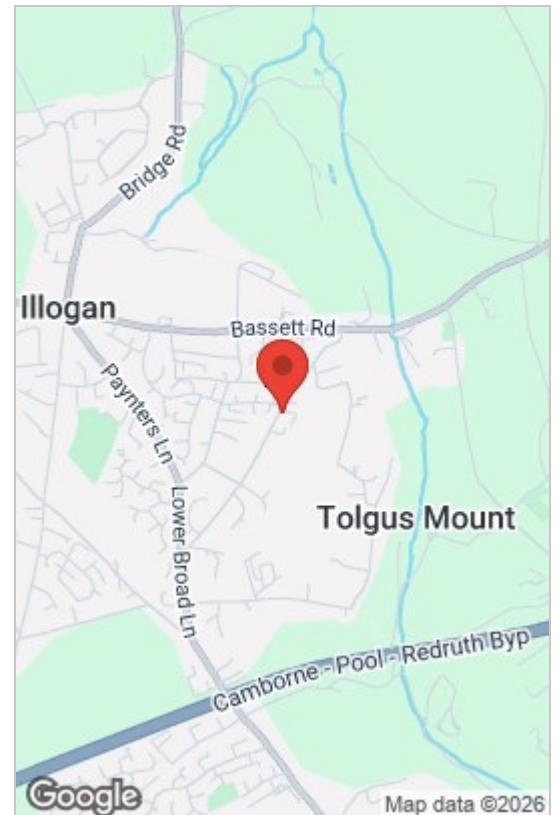
Mains drainage, mains water, mains electricity and electric night storage heaters.

Broadband highest available download speeds - Standard 1 Mpbs, Superfast 75 Mpbs (sourced from Ofcom).

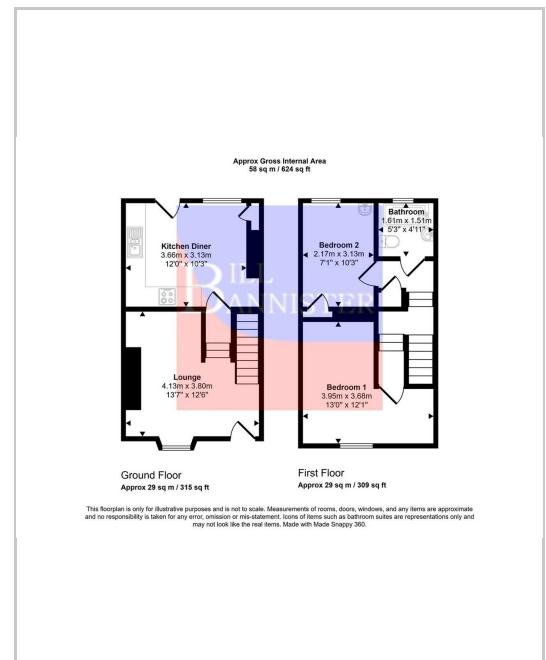
Mobile signal -

EE - Good indoor & outdoor, Three - Good outdoor only, O2 - Good outdoor only, Vodafone - Variable indoor and good outdoor (sourced from Ofcom).

### Area Map



### Floor Plans



### Energy Efficiency Graph

