



**goundrys**  
SALES

**Stamps Lane, Illogan, Redruth, TR15 3JY**

**Redruth**

Guide Price  
**£325,000**

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

### **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 is a short 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.

what3words ///pebbles.driftwood.gossiped

### **Description** (Please see virtual tour & floor plan for full details)

This spacious family home was built by a well known local builder and is being offered for sale for the first time since its construction and comprises in brief:-

Ground Floor:- Entrance hallway, Sitting Room, 2nd Reception/Bedroom 4, Kitchen/Dining Room, Utility Room & Shower Room.

First Floor:- 3 Bedrooms & Shower Room.

Outside:- The property benefits from driveway parking for 3-4 vehicles to the front elevation with the large rear garden having been brick paved for ease of maintenance and to provide additional parking. The rear garden could easily be laid to lawn/landscaped should a new owner wish to do so.

### **General Information**

Tenure - Freehold

Council Tax – Band C

We understand the property has mains electric, mains water, private drainage & oil fired central heating.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





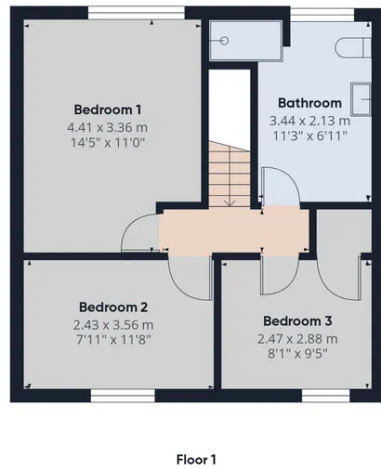
#### **ANTI-MONEY LAUNDERING REGULATIONS – Purchasers**

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

#### **PROOF OF FINANCE – Purchasers**

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.





Approximate total area<sup>m</sup>  
132.5 m<sup>2</sup>  
1426 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>