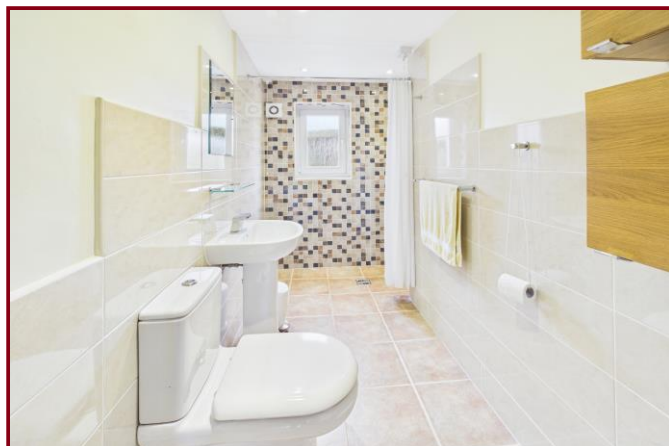




**MAP estate agents**  
Putting your home on the map

**Bridge Road,  
Illogan, Redruth**

**£260,000  
Freehold**





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## **Property Introduction**

A fantastic opportunity to purchase this charming three-bedroom terraced cottage, set on the outskirts of Illogan with beautiful open countryside views to the rear.

The property offers well-balanced accommodation including a cosy lounge with wood burner, a spacious kitchen/diner, and a ground floor wet room. Upstairs, there are three bedrooms, with the principal bedroom benefiting from an en suite WC. Outside, the property enjoys off-road parking to the front and a generous rear garden, mainly laid to lawn with a patio - perfect for entertaining or relaxing.

Offered to the market with no onward chain, this home is ideal for first-time buyers, or those looking for a peaceful yet convenient location. Early viewing advised – properties like this rarely stay available for long.

## **Location**

The popular village of Illogan is conveniently located for access to the A30 and the north coast at Portreath is within a mile and a half. Both major towns of Redruth and Camborne, offer national and local shopping outlets, banking and a mainline railway station with direct links to London Paddington and the north of England are within three miles. Within a short walk there is a bus stop, convenience store, a pharmacy, choice of doctor surgeries, public house and a variety of community and recreation facilities.

Truro, the commercial and cultural centre of Cornwall, is within fourteen miles and the university town of Falmouth on the south coast is only thirteen miles away.

## **ACCOMMODATION COMPRISES**

Obscure glazed double-glazed door to:-

### **HALLWAY**

Tiled floor. Electric heater. Understairs cupboard. Staircase with fitted carpet to first floor. Doors to wet room and living room. Timber beamed ceilings. Cupboard containing electric fuse box and meter.

### **LIVING ROOM 14' 1" x 12' 1" (4.29m x 3.68m) maximum measurements into recesses**

Double glazed window to front. Inglenook fireplace with inset wood burning stove. Tiled hearth. Timber mantle. Tiled floor. Recessed

fixed timber wall shelves. Timber beamed ceilings. Glazed door leading to:-

### **KITCHEN/DINING ROOM 13' 10" x 9' 8" (4.21m x 2.94m) maximum measurements**

Fitted with a range of pine wood base and wall cupboards and drawers with worktops over incorporating an inset one and a half bowl single drainer sink unit with mixer tap. Integrated 'Neff' appliances to include oven, induction hob, microwave and warming drawer. Space and plumbing for automatic washing machine and space for fridge and freezer. Tiled splashback and tiled floor. Floor to ceiling shelved storage cupboard housing immersion heater and shelving unit. Double glazed window to rear and double-glazed door leading to rear garden. Underfloor heating.

### **WET ROOM**

A good sized room with obscure double-glazed window to the rear aspect. Comprising wash hand basin and low-level WC and an overhead electric shower. Tiled splashbacks. Tiled floor. Extractor fan. Underfloor heating.

### **FIRST FLOOR LANDING**

Loft hatch (loft partially boarded). stained timber floorboards. Doors off to all bedrooms.

### **BEDROOM ONE 15' 1" x 9' 7" (4.59m x 2.92m)**

Two double glazed windows to rear, views take in the skyline from Wheal Peevor to Carn Brea. Stained pine wood floorboards. Built-in wardrobe.

### **EN-SUITE WC**

Low level WC and pedestal wash hand basin. Tiled splashback. Extractor fan. Stained wood floor.

### **BEDROOM TWO 12' 2" x 10' 11" (3.71m x 3.32m)**

Double glazed window to front. Timber fireplace surround with inset stone recess. Stained timber floorboards.

### **BEDROOM THREE 8' 10" x 7' 11" (2.69m x 2.41m) L-shaped, maximum measurements**

Currently used as a study with fixed wall shelves and corner desk. Double glazed window to front. Stained timber floorboards.

### **OUTSIDE FRONT**

To the front is a block paved area providing off-street parking.

### **REAR GARDEN**

The southerly facing rear garden has a paved patio overlooking a lawn with shrub and flower beds. Cold water tap. Open storage unit. To one side of the garden there is also a summerhouse with storage facilities.

### **SERVICES**

Mains water, mains drainage and mains electric.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'B'.

### **DIRECTIONS**

From the centre of the village of Illogan with the Robartes Arms on your right hand side head towards Illogan Church town and after passing through Robartes Terrace, take the second turning onto Bridge Road and continue along Bridge Road where the property will be identified on the right hand side by a MAP For Sale board. If using What3words: ruins.octagonal.detail

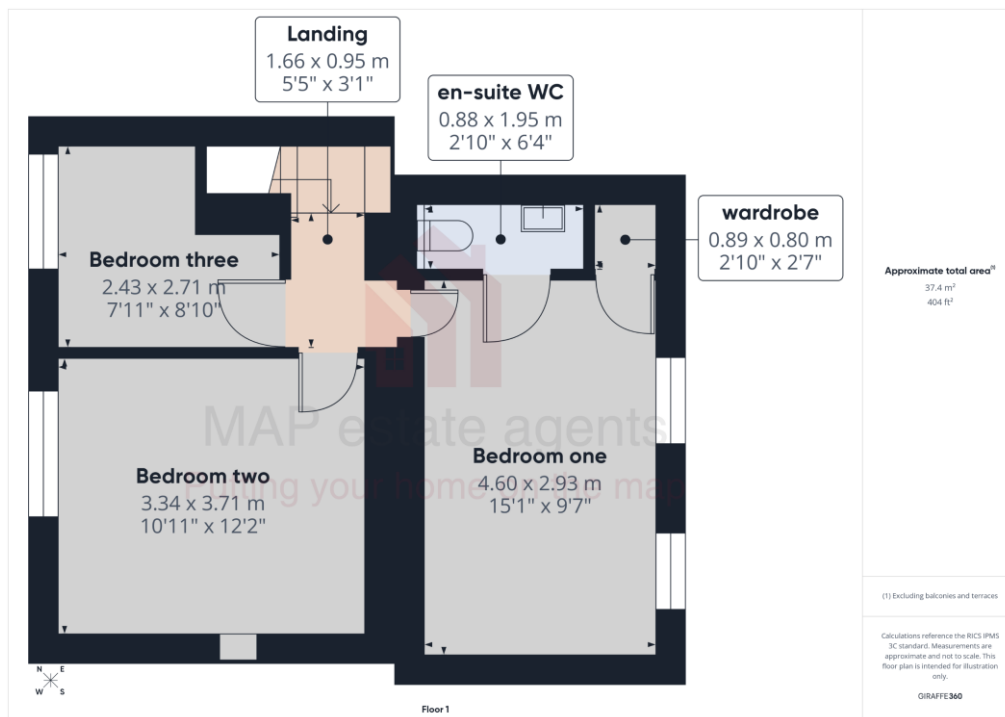
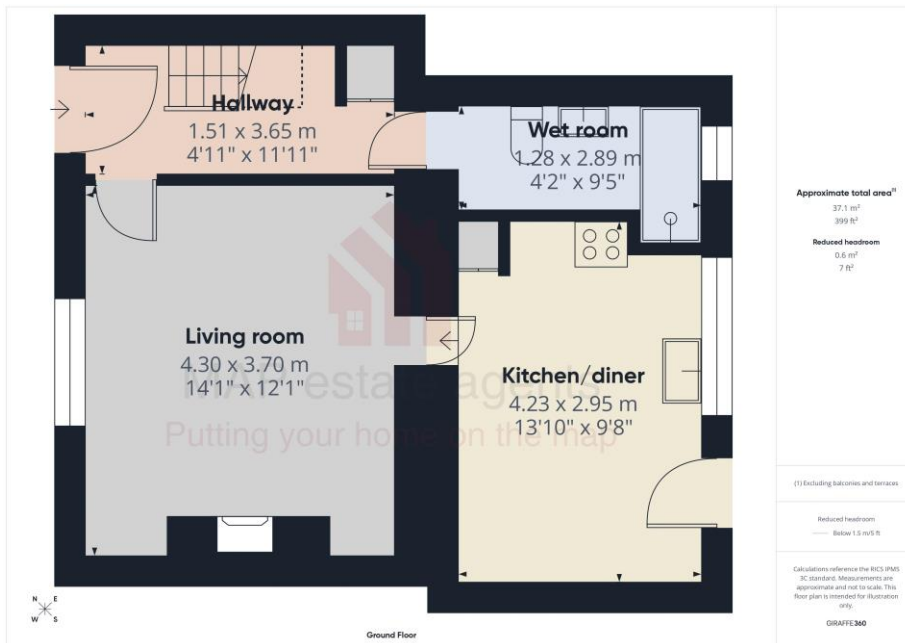


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	76 C
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Character terraced cottage
- Three bedrooms (one with en-suite WC)
- Lounge with beamed ceiling and feature fireplace
- Generous size kitchen/diner
- Ground floor wet room
- Off-road parking
- Chain free sale
- Underfloor heating to kitchen and wet room
- Rear garden
- Desirable location



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