



MAP estate agents
Putting your home on the map

**Paynters Lane,
Illogan, Redruth**

**£325,000
Freehold**





**Paynters Lane,
Illogan, Redruth**

**£325,000
Freehold**

Property Introduction

Located within the desirable village of Illogan is this spacious detached bungalow offering an ideal opportunity for modernisation and refurbishment and being sold chain free.

The property occupies a generous sized plot with ample parking found to the front for several vehicles whilst to the rear is an enclosed garden which has been specifically designed to be low maintenance with a variety of shrubs and trees. Thought to be an ideal purchase for a family or those requiring wheelchair access with easily accessible rooms, a hallway leads into a generous sized lounge with a separate dining room with open planned access leading into the kitchen.

Additional accommodation comprises three bedrooms, the principal having the benefit of an en-suite whilst there is an additional large wet room which is divided into two sections.

Location

Illogan is a popular village ideally situated for access to the A30 trunk road ensuring easy access to other parts of the county and beyond. The village is also within close proximity to the stunning north coast with its majestic cliff top walks taking in some of the county's most beautiful vistas and is also renowned for its surfing beaches. Tehidy Country Park is also nearby with acres of woodland to explore with Tehidy Golf Club being adjacent.

Local amenities are within a reasonable walking distance with out to town supermarkets located in Pool and Redruth whilst the cathedral city of Truro, being the main centre in Cornwall for Business and retail outlets is just approximately ten miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

uPVC double glazed windows with door giving access to:-

ENTRANCE HALLWAY

Radiator. Two built-in storage cupboards, one with the gas fired boiler and high storage over, access to loft.

LOUNGE 13' 3" x 12' 10" (4.04m x 3.91m) maximum measurements

uPVC double glazed window to side and front elevations. Radiator. Open fireplace with raised shelving.

DINING ROOM 12' 11" x 11' 10" (3.93m x 3.60m) maximum measurements

uPVC double glazed window to side elevation, gas fireplace and fire with raised shelving. Archway leading through to:-

KITCHEN 12' 10" x 8' 11" (3.91m x 2.72m)

uPVC double glazed window to rear elevation. Radiator. One and a quarter stainless steel sink unit with mixer tap. A variety of base storage cupboards with drawers over, larder style storage cupboard. Built-in cooker, hob with extractor over and a range of work surfaces.

BEDROOM ONE 11' 0" x 8' 9" (3.35m x 2.66m)

uPVC double glazed window to front elevation. Radiator. Built-in wardrobes.

BEDROOM TWO 11' 0" x 7' 9" (3.35m x 2.36m)

uPVC double glazed window to front elevation. Built-in wardrobes, radiator.

BEDROOM THREE 10' 5" x 9' 5" (3.17m x 2.87m) plus recess

uPVC double glazed window to side elevation. Built-in wardrobes, radiator and access to:-

EN-SUITE

uPVC double glazed window to rear elevation. Radiator. Low flush WC, was hand basin and shower cubicle. Radiator.

WET ROOM

A generous sized room which has been divided into two sections with uPVC double glazed window to rear elevation. Close coupled WC, pedestal wash hand basin and hand grip bath with shower over. Radiator. Part tiled walls and wall heater.

SIDE ACCESS

uPVC double glazed door to exterior. Access to:-

GARAGE 16' 10" x 9' 4" (5.13m x 2.84m)

Single up and over door. Electric light and power points connected. Access through to a:-

UTILITY ROOM 9' 2" x 5' 11" (2.79m x 1.80m)

uPVC double glazed window.

OUTSIDE FRONT

Approached via galvanized double gates leading in to a generous parking driveway leading to the single garage. Within the front garden is a large flower bed with a variety of shrubs.

REAR GARDEN

To the rear the garden enjoys a good degree of privacy with a variety of mature shrubs and fruit trees and has been specifically designed with low maintenance in mind with paved patios and access to a covered entertaining space with and built-in barbecue. To the side of the property is access leading to the front.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTE

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	Potential
65	77
England & Wales	
EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A spacious detached bungalow
- Three bedrooms, principal with en-suite
- Lounge and separate dining room
- Entrance porch
- uPVC double glazing
- Gas central heating
- Enclosed private gardens
- Level walking distance to local amenities
- Requiring some refurbishment and modernisation
- Ample driveway parking



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.