



Church Road, Illogan

Redruth

Guide Price
£299,950

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Occupying a generous plot within the popular village of Illogan, this three-bedroom semi-detached home offers an appealing combination of modernised accommodation, excellent parking and a particularly useful amount of outside space. The property is also offered for sale with no onward chain, and in our opinion should appeal to a wide range of buyers looking for a home that is ready to enjoy.

One of the real features here is the space outside. To the front, a gravelled driveway provides off-road parking for a number of vehicles, with gated access continuing alongside the property to the rear. The enclosed rear garden is well proportioned and incorporates lawned, decked and gravelled areas, providing plenty of room for both children and entertaining. There is also potential to create a garage, workshop or further outbuilding within the plot, subject of course to any necessary planning permissions and consents.

Internally, the accommodation has been considerably improved in recent times. The ground floor centres around a generous kitchen/dining room, offering plenty of room for a dining table and additional furniture, whilst the separate living room enjoys patio doors opening directly onto the garden. A useful utility area and ground-floor WC complete the downstairs accommodation.

On the first floor are three well-proportioned bedrooms together with a modern family bathroom.

The current owners have carried out an extensive programme of works to the property, which has included replacement kitchen and bathroom fittings, a new gas central heating system, partial rewiring and a new consumer unit. Further works have included replastering, redecoration and the replacement of flooring, carpets, internal doors and woodwork.

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: A (Source: Council Tax Band Checker as of (21st September 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 is warmed by 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 2036

Approximate What3Words Location: [///charm.giraffes.fellow](#)

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.

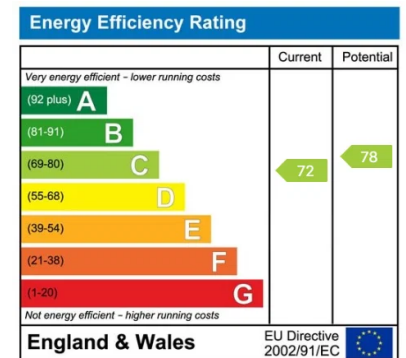
Legal Notices

Anti-Money Laundering Compliance – Purchasers



Approximate total area⁽ⁿ⁾
79.7 m²
857 ft²

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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