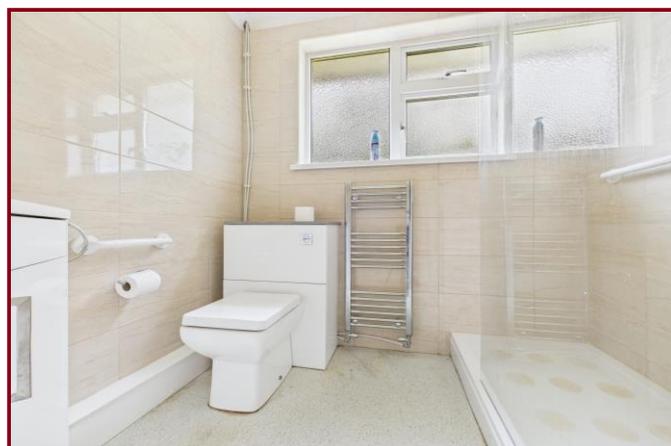




**MAP estate agents**  
Putting your home on the map

**Merritts Hill, Illogan**

**£250,000**  
**Freehold**





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**£250,000**  
**Freehold**

### Property Introduction

Tucked away from passing traffic, Brea Lea is a semi-detached bungalow which is offered for sale with no onward chain.

Occupying a generous level plot, there are two bedrooms, a lounge, remodelled contemporary style shower room and a fitted kitchen. The bungalow is double glazed and heating is provided by an oil fired boiler.

Approached via a shared driveway serving two properties, the front garden is largely lawned with mature shrubs and a Cornish palm. The driveway to the side gives useful parking for several cars and access to a detached garage, the rear garden is enclosed, largely lawned and has mature hedging to the rear which increases the privacy of the rear garden.

Requiring largely cosmetic updating, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

Set back from the road in this favoured residential location, there is a convenient store close by in Broad Lane, a pharmacy and GP surgery in Illogan and access to the larger out-of-town retail outlets at Pool is less than a mile away.

The nearest major town is Redruth which is within two and a half miles, Redruth offers a comprehensive range of local and national shopping outlets, a mainline Railway Station which connects with London Paddington and the north of England and there is schooling for all ages.

Truro, the administrative and commercial heart of Cornwall is within thirteen miles and the north coast at Portreath, which is noted for its active harbour and sandy beach, is within two and a half miles.

Falmouth on the south coast, which is Cornwall's university town, will be found within twelve miles.

### ACCOMMODATION COMPRISES

Solid door opening to:-

### HALLWAY

Recessed cupboard and radiator. Doors open off to:-

### LOUNGE 12' 10" x 9' 8" (3.91m x 2.94m)

uPVC double glazed window to the front. Focussing on a stone fire surround and hearth with display plinth to one side. Radiator and covered ceiling.

### BEDROOM ONE 11' 0" x 9' 9" (3.35m x 2.97m)

uPVC double glazed window to the front. Radiator and covered ceiling.

### BEDROOM TWO 9' 10" x 9' 9" (2.99m x 2.97m)

uPVC double glazed window to the rear. Radiator and covered ceiling.

### SHOWER ROOM

uPVC double glazed window to the rear. Recently re-fitted with a contemporary style suite consisting of a corner vanity wash hand basin with mixer tap, hidden cistern WC and over size doorless entry shower enclosure with 'Mira' electric shower. Full ceramic tiling to walls, towel radiator and covered ceiling. Recessed cupboard housing hot water heater.

### KITCHEN/DINER 9' 11" x 9' 11" (3.02m x 3.02m)

uPVC double glazed window to the rear and solid wood door opening to the side. Fitted with a range of eye level and base wood faced units having adjoining roll top edge working surfaces and incorporating an inset colour-coordinated one and a half bowl sink unit with mixer tap. Cooker point, space and plumbing for an automatic washing machine and floor mounted 'Trianco' 'Redfyre' oil boiler. Extensive ceramic tiling to walls, radiator and covered ceiling.

### OUTSIDE FRONT

To the front of the property, there is a largely lawned garden with mature hedging and a specimen Cornish palm. To the side, a driveway which leads to the detached garage gives parking for three vehicles and access to the rear garden.

### REAR

The rear garden is enclosed with mature hedging, largely lawned and has an external water supply.

### GARAGE 17' 6" x 12' 5" (5.33m x 3.78m) maximum measurements

Up-and-over door and having power and light connected.

### SERVICES

Mains water (not metered), mains electricity and private drainage via a septic tank.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

### DIRECTIONS

Driving from Illogan Highway along Chariot Road, continue into Broad Lane and after passing over the A30 trunk road, take the second right into Merritts Hill. On entering Merritts Hill, take the first turning on the right (there is sign saying 'Brea Lea') and drive straight up the road where Brea Lea will be ahead of you. If using What3words: regulate.wove.indoor

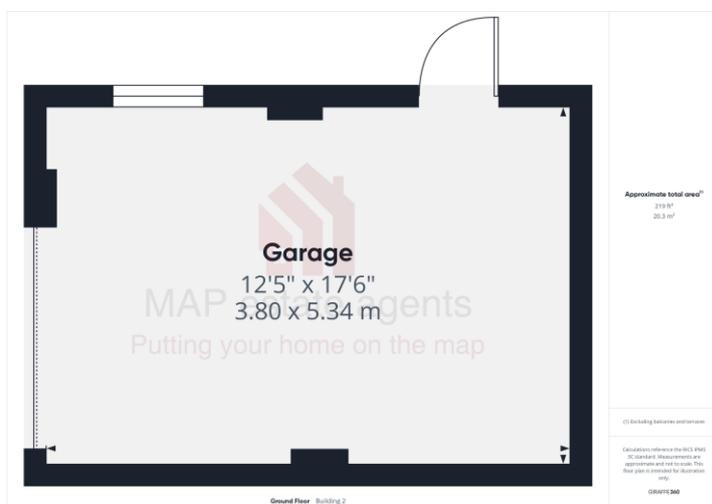
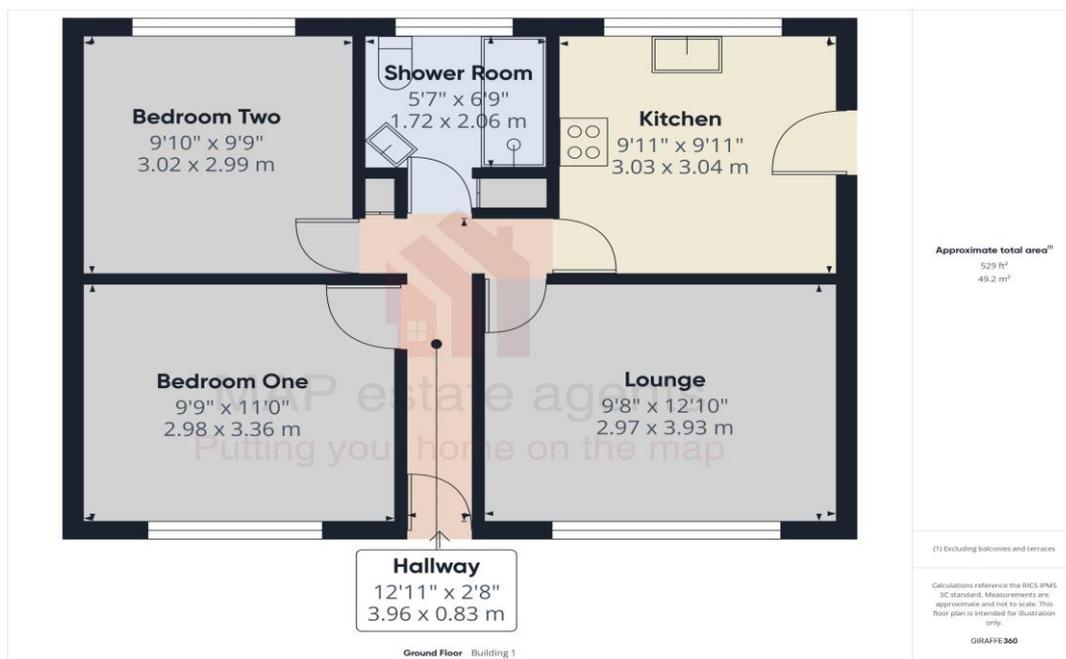


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(38-54)	E	50
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
65		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Chain-free sale
- Non-estate semi-detached bungalow
- Two bedrooms
- Lounge
- Fitted kitchen
- Remodelled contemporary style shower room
- uPVC double glazed
- Oil fired central heating
- Generous level plot
- Driveway parking and detached garage



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