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**Lower Broad Lane,
Illogan, Redruth**

**Auction Guide Price £160,000+
plus fees
Freehold**





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Property Introduction

Situated in a popular residential location and within a level walk of the village of Illogan, this link-detached dormer style bungalow is being offered for sale by the traditional auction method jointly with Clive Emson Land and Property Auctioneers on the 23rd July 2026.

Benefiting from two/three bedrooms, there is a lounge/diner, kitchen/breakfast room and bathroom. uPVC double glazed windows have been installed and there is gas fired central heating. There is a driveway to the front giving additional parking and leading to the attached garage. It is worthy of note that the rear garden is of a generous size although largely inaccessible at the present time.

Bungalows in this particular area are very popular and this would present itself as an ideal opportunity for a builder or a practical buyer who wants to add value to their new home. Sure to attract a good deal of interest, viewing our virtual tour is recommended prior to a physical inspection.

Location

As previously mentioned, 'Shorelands' is in a popular residential location and has a convenience store close by in Broad Lane. A pharmacy and choice of GP surgeries is available in Illogan and there are late night shops and a well respected Public House in the centre of the village. Larger out of town retail outlets will be found less than a mile away at Pool and the nearest town of Redruth is within two miles. Redruth offers a comprehensive range of local and national shopping outlets and a mainline Railway Station that connects with London Paddington and the north of England.

Truro, the administrative and commercial heart of Cornwall is within twelve miles and the north coast at Portreath is only two and a half miles distant. Falmouth on the south coast, which is Cornwall's university town, will be found within thirteen miles.

ACCOMMODATION COMPRISES

Recessed storm porch with uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Radiator and doors opening off to:-

LOUNGE/DINER 15' 9" x 12' 3" (4.80m x 3.73m) maximum measurements

uPVC double glazed window to the front. Two radiators. Serving hatch through to kitchen. Door to inner hallway.

KITCHEN/BREAKFAST ROOM 14' 2" x 6' 8" (4.31m x 2.03m) plus recess

uPVC double glazed windows to the front and side. Fitted with a range of eye level and base units having adjoining working surfaces incorporating a one and a half bowl sink unit with mixer tap. Built-in ceramic hob with stainless steel hood over and eye level double oven. Radiator and pantry cupboard. Door through to:-

INNER HALL

Aluminium double glazed door to side. Storage cupboard and doors open off to:-

BATHROOM

uPVC double glazed window to side. Fitted with a low level WC, vanity wash hand basin and panelled bath. Radiator.

BEDROOM ONE 12' 11" x 10' 1" (3.93m x 3.07m)

uPVC double glazed window to the rear. Radiator.

BEDROOM TWO 8' 11" x 7' 7" (2.72m x 2.31m)

uPVC double glazed window to side. Three sliding door wardrobe and radiator.

BEDROOM THREE/SECOND LOUNGE 24' 0" x 11' 1" (7.31m x 3.38m) maximum measurements

uPVC double glazed door with two uPVC double glazed side panels to rear and uPVC double glazed window to side. Two radiators.

OUTSIDE FRONT

To the front there is an enclosed garden which is largely overgrown and a driveway to the side leads to the attached garage. Pedestrian access to the side.

GARAGE

At the time of inspection access was not available. Up and over door.

REAR GARDEN

Immediately to the rear of the bungalow there is a patio leading to the remainder of the garden which is enclosed and of a generous size. At the time of our inspection the garden was largely overgrown and inaccessible.

SERVICES

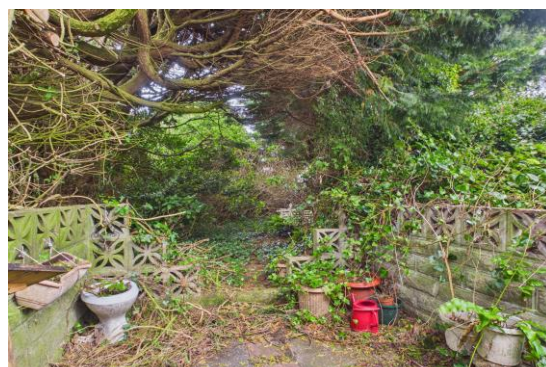
The property benefits from mains water, mains electric, mains drainage and mains gas.

AGENT'S NOTES

Please be advised the property is band 'C' for Council Tax purposes. For full details of the auction conditions please contact our joint auctioneers Clive Emson, Land and Property Auctioneers on 01392 366555.

DIRECTIONS

From Illogan Highway turn into Chariot Road and continue into Broad Lane, after passing over the A30 the bungalow will be identified on the right hand side by our For Sale board just prior to the turning to Merritts Hill. If using What3words:- abundance.ordering.allow

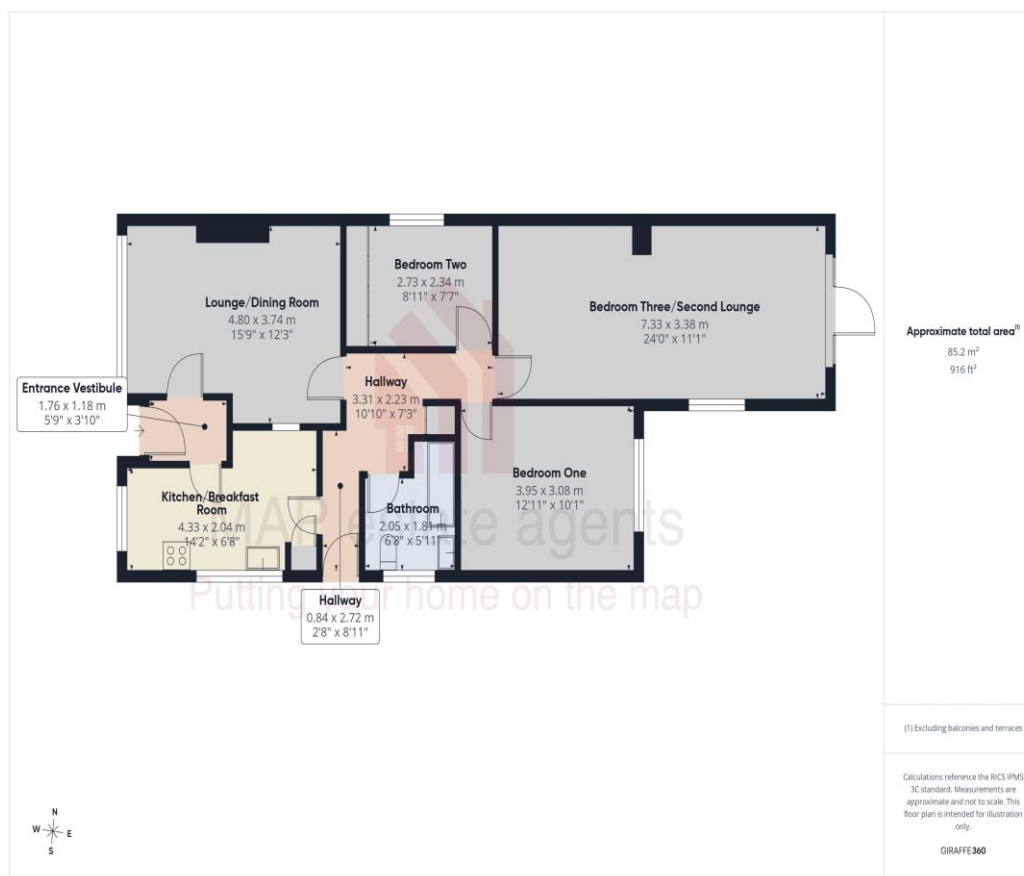


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Online Auction Date
23rd July 2026
- Detached non-estate
bungalow
- Two/three bedrooms
- Lounge/dining room
- Kitchen/breakfast room
- Bathroom
- Gas heating
- Driveway parking and
garage
- Large (overgrown)
garden to rear
- Offered for sale in
conjunction with Clive
Emson Auctioneers



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)

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