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**Merritts Hill,  
Illogan, Redruth**

**£350,000  
Freehold**





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Property Introduction**

Being offered for sale chain free for the first time since being built over sixty years ago, 'Melbourne' is an individually sited detached bungalow which occupies a generous enclosed plot.

The bungalow enjoys far reaching rural views to the front and side towards open countryside and St Agnes Beacon. Internally this well-presented property features three double size bedrooms, there is a triple aspect lounge/dining room with superb rural views, a fitted kitchen with access to a utility porch and in addition to a remodelled bathroom there is a separate WC. Heating is provided by oil boiler supplying skirting radiators and there is uPVC double glazing. To the outside the driveway leading to the bungalow offers parking and turning and gives access to a garage/workshop. The gardens are enclosed, largely lawned and well stocked with mature hedging and shrubs.

A truly individual property that requires a closer inspection to be fully appreciated, 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 convenience store nearby in Broad Lane, a pharmacy and GP surgery in Illogan and access to the larger out of town retail outlets, less than a mile and a half away in Pool. 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. Schooling for all ages is available nearby with a choice of senior schools at Pool and Redruth whilst schooling for younger children is available at Illogan and Redruth. Truro, the administrative and commercial heart of Cornwall is within twelve miles and the north coast at Portreath, which is noted for its active harbour and sandy beach, is within two and a half miles. The main A30 trunk road can also be accessed within two miles.

## **ACCOMMODATION COMPRIMES**

uPVC double glazed door with side screen opening to:-

## **HALLWAY**

L-shaped with a recessed airing cupboard, access to loft space and with skirting heating. Panelled doors open off to:-

## **LOUNGE/DINER 24' 0" x 10' 11" (7.31m x 3.32m)**

Enjoying a triple aspect with uPVC double glazed windows to the front, side and rear with far reaching rural views. Focusing on a tiled fire surround, coved ceiling and four wall lights. Skirting radiator.

## **KITCHEN/BREAKFAST ROOM 10' 9" x 10' 6" (3.27m x 3.20m)**

uPVC double glazed window to rear and part glazed door opening to utility porch. The kitchen is fitted with a range of eye level and base wood effect units having adjoining roll top edge working surfaces incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in oven with ceramic hob and stainless steel hood over, integrated dishwasher and airing cupboard containing copper cylinder with an immersion heater. Floor mounted oil fired boiler, inset spot lighting and ceramic tiled flooring.

## **UTILITY PORCH 7' 2" x 6' 2" (2.18m x 1.88m)**

Enjoying a dual aspect with uPVC double glazed window to either side and uPVC double glazed door to side. Fitted with a counter top having space and plumbing beneath for an automatic washing machine and tumble dryer, wall mounted eye level cupboards and ceramic tiled splashback. Ceramic tiled floor.

Returning to hallway, vertical panelled doors opening off to:-

## **BEDROOM ONE 12' 0" x 9' 10" (3.65m x 2.99m)**

uPVC double glazed window to the front enjoying a rural outlook towards St Agnes Beacon. Two, two door recessed wardrobes, radiator and coved ceiling. Skirting radiator.

## **BEDROOM TWO 10' 7" x 9' 9" (3.22m x 2.97m)**

Enjoying a dual aspect with uPVC double glazed windows to the front and side again enjoying a rural outlook. Recessed four bi-fold door wardrobe, coved ceiling and skirting radiator.

## **BEDROOM THREE 10' 11" x 8' 6" (3.32m x 2.59m)**

uPVC double glazed window to the rear. Four bi-fold door recessed wardrobe, coved ceiling and skirting radiator.

## **CLOAKROOM**

uPVC double glazed window to the rear. Remodelled with a concealed cistern WC and wall mounted wash hand basin. Extensive ceramic tiling to walls and coved ceiling.

## **BATHROOM**

uPVC double glazed window to the rear. Remodelled with a close coupled WC, pedestal wash hand basin and shower bath with shower mixer tap. Full ceramic tiling to walls and coved ceiling.

## **OUTSIDE FRONT**

Driveway access off Merritts Hill leads to parking and turning space with access to the garage. There is mature hedging and steps lead up to the bungalow where there is a largely lawned garden to the front, enclosed with hedging and enjoying a rural outlook.

## **SIDE AND REAR GARDEN**

The majority of the gardens lie to the side and rear of the bungalow and are enclosed, largely lawned with mature shrubs and hedging and there is an extensive patio. External water supply and steps leading down to the rear to the driveway parking where there is a covered storage area which could also be used as a car port for smaller vehicles.

## **GARAGE/WORKSHOP 24' 2" x 10' 6" (7.36m x 3.20m)**

Automatic up and over door, uPVC double glazed door and window to side and having power and light connected. A right of way exists over the front part of the drive for a single neighbour to use for access.

## **SERVICES**

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

## **AGENT'S NOTE**

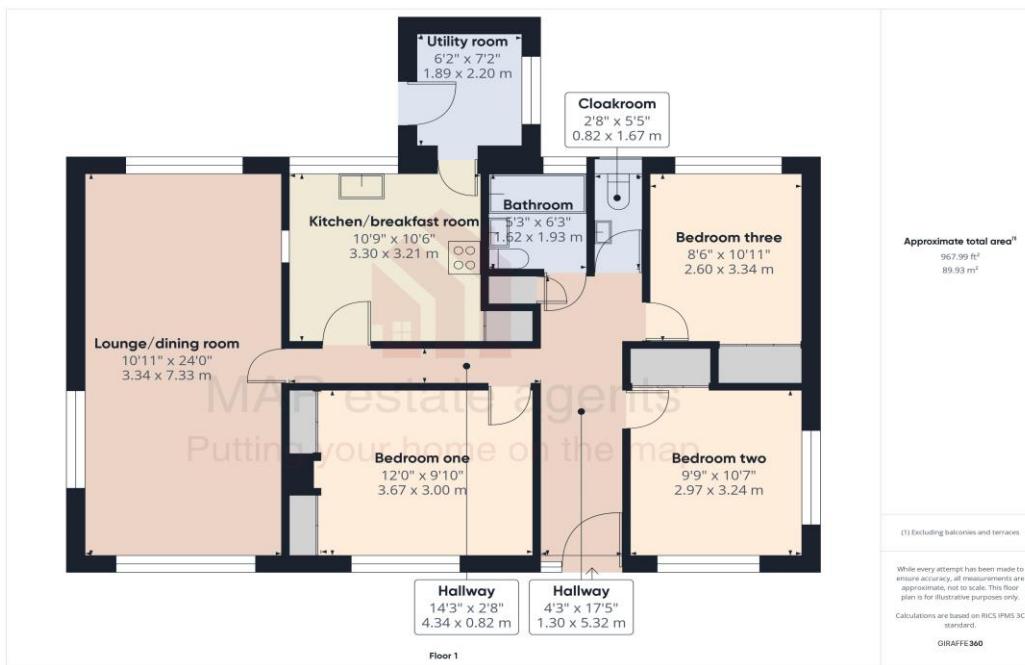
The property is band 'D' for Council Tax purposes and the bungalow benefits from a positive pressure ventilation system which is designed to improve the quality of the air and reduce condensation and any damp issues.

## **DIRECTIONS**

Driving from Illogan Highway turning into Chariot Road continue into Broad Lane and after passing over the A30 take the second right into Merritts Hill and dropping down the hill, after passing the entrance to Trevarthen Road on your left hand side, the road bears to the right and the property will be identified on the right hand side by our For Sale board. If using What3words:- replenish.rezoning.splashes



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Chain free sale
- Individually sited detached bungalow
- Three double size bedrooms
- Triple aspect lounge/dining room
- Kitchen/breakfast room
- Remodelled bathroom
- Utility porch
- Oil fired central heating and double glazing
- Large garage workshop
- Generous mature plot

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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