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**Voguebeloth,
Redruth**

Monthly Rental Of £1,800





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Property Introduction

Available immediately and unfurnished is this outstanding executive home.

Offering a minimum of four bedrooms there is the potential for two further bedrooms to the ground floor.

A substantial open plan living area overlooks the rear garden with the kitchen area complete with integrated appliances, there are two further reception rooms all accessed from the stunning galleried reception hall and landing.

There is an enclosed south facing rear garden as well as front gardens and parking for three or four vehicles.

Location

Situated in a quiet residential location, nearby one will find the centre of the village of Illogan where there are a range of convenience stores, GP surgeries, a well-respected public house which serves food and within two miles is a wide selection of out-of-town shopping outlets at Pool.

Redruth, the nearest major town, is two miles away and offers a comprehensive range of local and national shopping outlets, banks, a Post Office and a mainline Railway Station which connects to London Paddington and the north of England.

ACCOMMODATION COMPRISES

You cannot fail to be impressed when walking into this property, with a fabulous light filled galleried reception hall.

A bespoke staircase with glass panels leads to the first floor accommodation, while doors lead off to two reception rooms or additional bedrooms. Before entering the impressive open plan living area there is a useful ground floor cloakroom/WC.

Running the full width of the property the open plan living space offers a wealth of natural light from the sliding door encouraging you out through to the garden.

To the left the kitchen area is well designed with units and integrated appliances to include, halogen hob, extractor built-in to the work surface, two ovens, fridge, freezer and a dishwasher. A central island is a feature with its raised breakfast bar and storage. To the opposite side of this well proportioned room is the lounge area with a window looking onto the garden and a feature contemporary style log burner to one corner.

Returning to the reception hall, the larger of the two reception rooms makes the perfect games room or snug with inset LED lighting and window to front aspect. Across the hall is the second reception room, or additional double bedroom, home office or hobby room the options are endless. Rising to the first floor you are drawn to the galleried landing and wealth of light flooding this area. Carpeted floors lead to all four double bedrooms.

The bathroom enjoys a freestanding bath, separate shower cubicle, WC and wash hand basin, all finished to a high standard. There are four bedrooms all with double glazed windows, carpeted flooring and radiators with one benefiting from an en-suite shower room.

EXTERNALLY

There are delightful gardens to be enjoyed with the initial area to the front providing a parking area suitable for three to four cars. There is a pedestrian entrance and steps lead down from the parking area to the property's entrance. The rear garden, commences with a large garden terrace leading onto a lawn area, with a range of exterior lighting, there is side access.

SERVICES

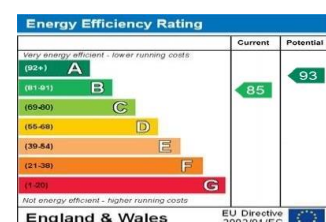
Mains water, mains drainage and mains electric. The Council Tax band for the property is band 'E'.

RESTRICTIONS

This property is ideal for someone looking for a well proportioned home. The ideal tenant will be working professionals needing a central West Cornwall location. Those in receipt of benefits will need a working guarantor. Smoking is not permitted inside of the property.

DIRECTIONS

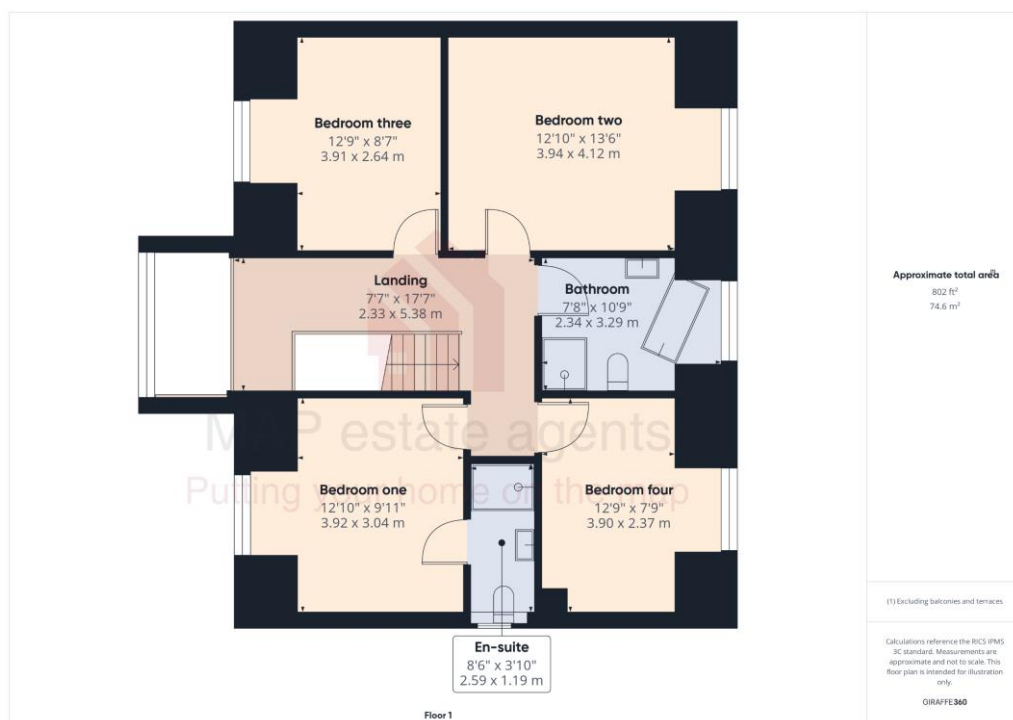
From the double mini-roundabout at the end of Paynters Lane, turn right with 'Morrisons' supermarket on left-hand side and proceed along Bassett Road. Kew Carn will be identified on left-hand after Homecroft Surgery. If using What3words:-flanks.airliners.beams





MAP's top reasons to view this home

- Available early November
- Unfurnished detached residence
- Four/five bedrooms – bedroom one en-suite
- Open plan kitchen/dining/living room,
- Fabulous glassed galleried entrance and landing
- Ample parking
- Fabulous sun terrace in rear garden
- Eco friendly heating (underfloor to ground floor)
- Air source heat pump
- Nil deposit scheme available



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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