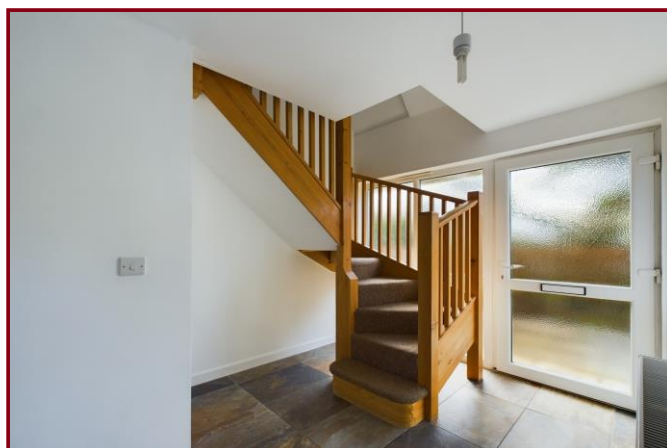




**MAP estate agents**  
Putting your home on the map

**Churchtown,  
Illogan, Redruth**

**Monthly Rental Of £1,100**  
**Freehold**





**Churchtown,  
Illogan, Redruth,**

**Monthly Rental Of £1,100  
Freehold**

## **Property Introduction**

This detached three bedroom residence is available unfurnished in early March.

Positioned conveniently for the local village amenities, the property benefits from an en-suite, a generous L-shaped lounge/diner, a kitchen and a utility room.

To the outside are delightful gardens and parking. A nil deposit scheme is also available.

## **Location**

Churchtown, Illogan, featured in the filming of the original Poldark series in the mid-1970s, there is schooling close by for younger children and within two miles walking distance is the north coast fishing village of Portreath along with Tehidy Golf Course. Country walks will be found nearby in Tehidy Woods. The village of Illogan has a choice of convenience stores, there are doctor, surgeries, a pharmacy and a well-respected local Public House selling home-cooked food.

The major towns of Redruth and Camborne, which offer national and local shopping outlets, secondary schooling, banks and mainline Railway Stations, are within three miles. Truro, the commercial and cultural centre for Cornwall is fourteen miles distant and the university town of Falmouth on the south coast is only thirteen miles distant. Transport links include easy access to the A30 trunk road within a mile.

## **ACCOMMODATION COMPRISES**

Tucked away in a discreet location is this detached residence. The entrance door opens into a bright reception hall with stairs leading to the first floor and a stone floor leads you to the ground floor accommodation.

A cottage style kitchen enjoys a dual aspect, with a range of cream units with wood effect work surfaces and white walls giving this room a clean crisp feel, with ample storage. There is a built-in



electric oven and gas hob, and a further recess suitable for a fridge/freezer.

A door opens to the utility room with an appliance recess and storage unit and work surfaces to match the kitchen. A door leads to the garden whilst a further door opens to a useful cloakroom/WC.

Returning to the hallway, you enter the impressive lounge/diner, immediately on entering there is a door returning to the kitchen.

Being L-shaped the room is perfect for zoning into lounge and dining areas. The triple aspect room provides a wealth of natural light and the stone floor continues through from the reception hall and warmth is provided by multiple radiators.

From the reception hall, stairs lead to the first floor landing with doors leading off to the bedrooms and bathroom.

The three bedrooms all have carpeted flooring, radiators and double glazed windows enjoying garden views. Two bedrooms have built-in wardrobes, while the principal bedroom benefits from an en-suite shower room.

The ensuite, provides a shower cubicle, WC and wash hand basin, with double glazed window to side aspect.

The main bathroom, is white three piece suite with bath, WC and wash hand basin.

## EXTERNALLY

The driveway leading to a 5 bar gate opening to the parking area suitable for a couple of vehicles. A pathway leads to your entrance door and continues round to the garden which has lawns, patios and a stone chipped terrace. You are set back from the road in a quiet secluded position, surrounded by gardens. There is a useful storage shed and a washing line.

## RESTRICTIONS

The ideal tenant will be working professional looking for a home close to Tehidy Park, the A30 and the North Coast. Those in receipt of benefits will need a working guarantor. Smoking is not permitted inside of the property. Pets will be considered with a pets addendum.

## SERVICES

The property is served by mains gas, mains electric, mains water and mains drainage. We understand the Council Tax rating is Band 'C'.

## DIRECTIONS

This property is set back from the road, hidden from view. From the centre of Illogan village, at a staggered crossroads/roundabout and with Alexander Road on your left hand side, continue straight ahead into Robartes Terrace, the road bears around to the left passing Illogan Parish Church on the left hand side and as the road bears around to the right, continue passed the junction on your left, where you will notice a converted school where you will notice the entrance to this property. If using What3words:- economics.plod.prayers

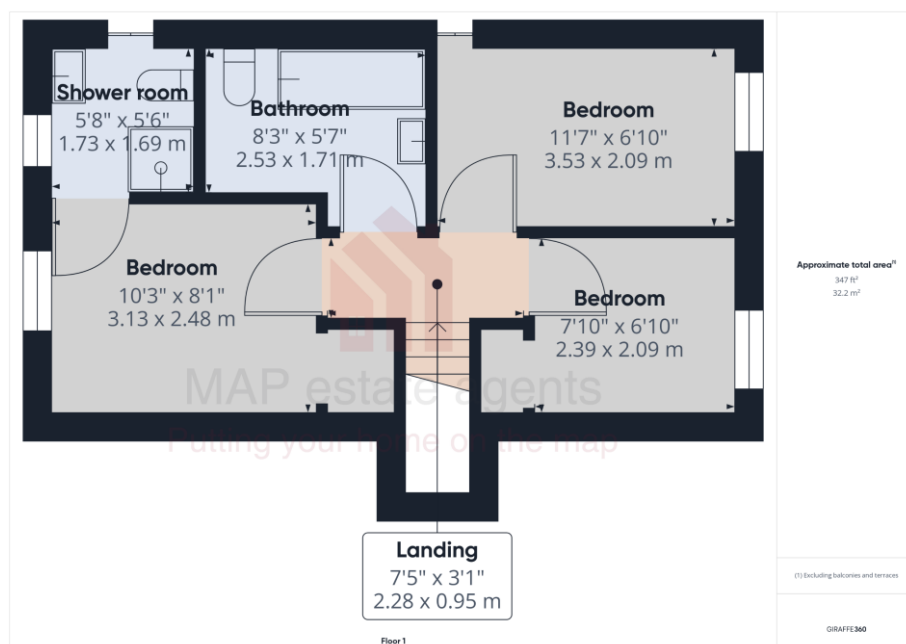
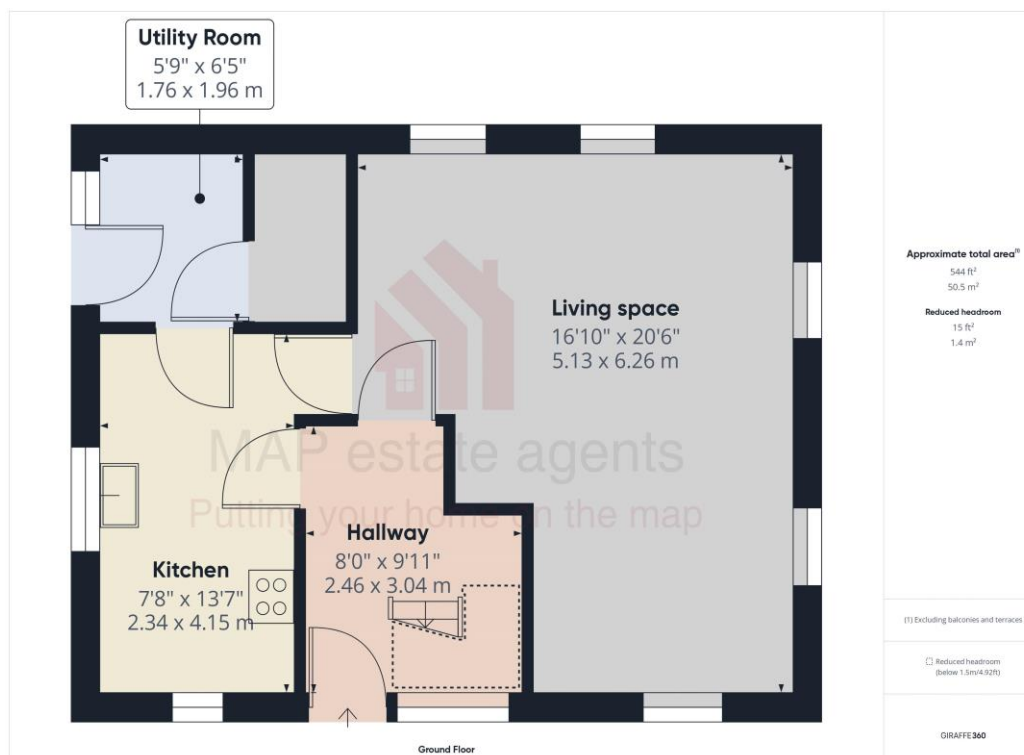


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Current	Potential	
80	91	
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Unfurnished detached residence
- Available immediately
- Three bedrooms
- En-suite to bedroom one
- L-shaped lounge diner
- Kitchen plus utility room
- Bathroom plus addition WC
- Ample off-street parking
- Desirable village location
- Nil deposit scheme available



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

01736 322400 (Penzance & surrounds)  
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