

# LODGE & THOMAS

ESTABLISHED 1892

## 1, Old Boys School, Churchtown, Illogan, Redruth TR16 4SW



A well-presented two bedroom property forming part of the skilful conversion of a former school, including allocated and shared garden areas and parking space located in the popular Churchtown area of Illogan.

**Guide Price: £177,000 Leasehold**

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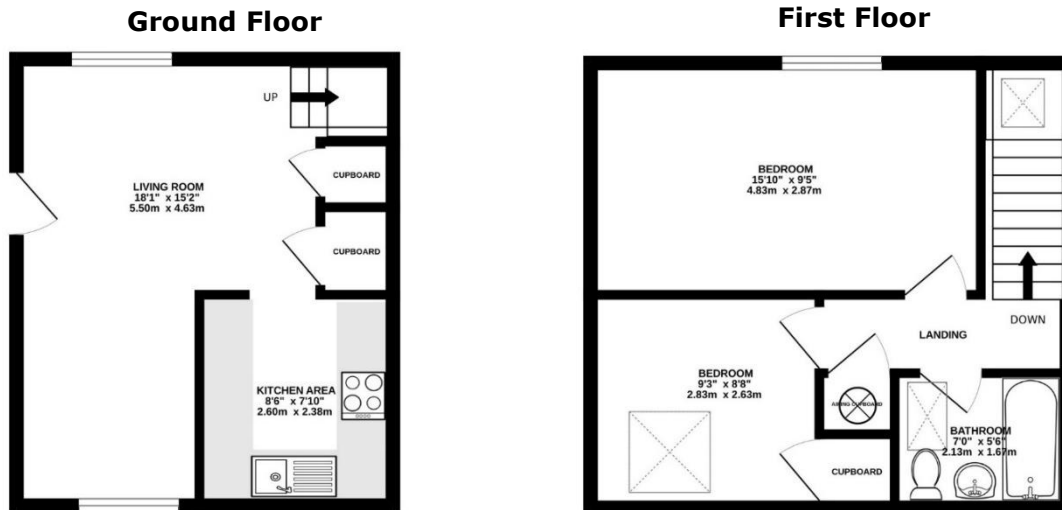
Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation:

Churchtown has a bus service and is located about 2 miles from the high cliffs and soft sandy beach at Portreath. Nearby Illogan has shopping facilities, a public house and the Tehidy Country Park. The nearby towns of Camborne and Redruth are 3½ miles and 3 miles distant respectively and provide a good range of amenities and mainline rail travel.

## The Property

This well-presented two bedroom maisonette forms part of a skilfully converted former school with attractive mellow stone walls, gabled dormer window and PVCu wood effect windows. The maisonette is warmed by Economy 7 night storage heaters. It has recently been redecorated providing bright and fresh accommodation, ideal for first time buyers and retired alike.



To the rear of the former school are various shared garden areas and the residence has one designated tarmac parking space together with further communal parking. There are well tended gardens with a small area being owned this property. The grounds are well-presented and there are benches for sitting out.

**Services:** Mains water, mains electricity, mains drainage, Economy 7 Night Storage heating are connected to the property. None of these services have been tested and therefore no guarantees can be given.

**Tenure:** Leasehold – 999 year lease commencing 01/10/1988. The Freehold is owned by The Old Boys School Residence Association Limited and each resident owns a share of the freehold. The property can be used for assured shorthold letting but not for holiday letting or Airbnb.

**Ground Rent:** £50 per annum. **Maintenance Charge:** £200 per annum.

**Council Tax Band:** A **EPC:** E

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** Viewings by appointment with the sole selling agents Lodge & Thomas.

**Directions:** From Redruth take the main road to Portreath until you reach the hamlet of Bridge. Turn left into Bridge Road, by the pub and at the top of the hill take the first right. Continue along this road and The Old Boys School will be found on the right hand side. [what3words///highlighted.chairing.snails](https://www.what3words.com/highlighted.chairing.snails)