



3 Merritts Hill
Illogan Redruth

LODGE & THOMAS

ESTABLISHED 1892

3 Merritts Hill, Illogan, Redruth TR16 4HD

Guide Price - £189,950 Freehold

- Two bedroom mid-terrace cottage
- Newly decorated and re-carpeted
- uPVC double glazed windows and doors
- Electric heating
- Generous south-facing front garden plus rear garden
- Vacant possession with no onward chain

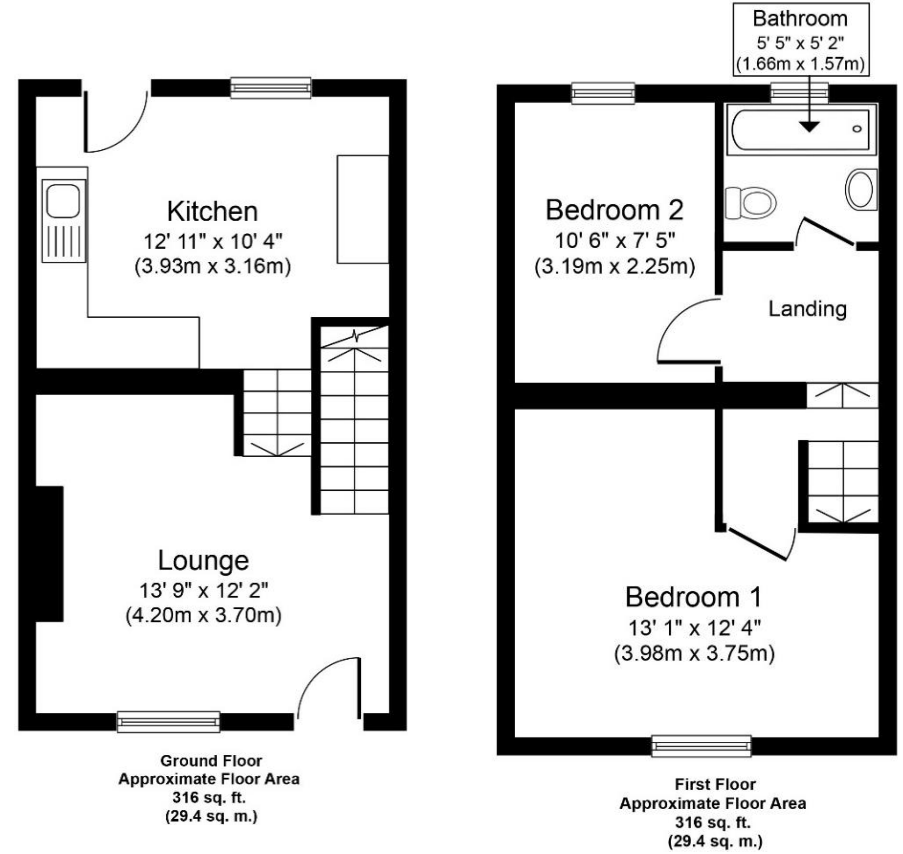
A charming character cottage in an off-road location, situated within an increasingly popular village.

The Property

This appealing period home is tucked away in a quiet off-road setting, and has been newly redecorated and carpeted. It comprises a good size kitchen/diner and lounge with open fire at ground floor, with two bedrooms and bathroom at first floor. The windows and doors have been replaced with uPVC double glazing and the cottage is warmed by electric radiators.

The gardens are a particular feature of this comfortable home, and to the front are long and sheltered with a sunny aspect. There is a further garden and courtyard to the rear, where there is also a disused outside wc.





Services: Mains electricity, water and private drainage. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band A EPC E49

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.

Location:

Merritts Hill is situated within the highly regarded village of Illogan where local amenities include two convenience stores, a Boots chemist, doctors surgery, public house and primary school. The village is well placed for quick and easy access to the coast and beach at Portreath 2 miles to one side, and Redruth 3 miles to the other side, where a wide and varied range of schooling, shopping, health and leisure amenities are available. For those travelling further afield, there is a stop on the main Paddington to Penzance railway line in Redruth whilst closer to hand is the main spinal route for Cornwall, the A30 putting Truro within a half hour commute.

Viewings:

Strictly by appointment with the sole selling agents Lodge & Thomas.

Directions:

Leave the A30 at the Avers junction and follow the road into North Country. Here turn left at the crossroads signposted Illogan and Portreath. At the next junction go straight ahead towards Illogan, through the next crossroads, after which look out for the turning on the left into Merritts Hill. Continue to the top of the hill where the property for sale will be found in a terrace on the left immediately after the new houses.

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