



19 Poldark Road,  
Paynters Lane, Illogan, Redruth

LODGE & THOMAS  
ESTABLISHED 1892

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## 19 Poldark Road,

Paynters Lane, Illogan, Redruth, TR16 4DL

**Guide Price - £280,000    Freehold**

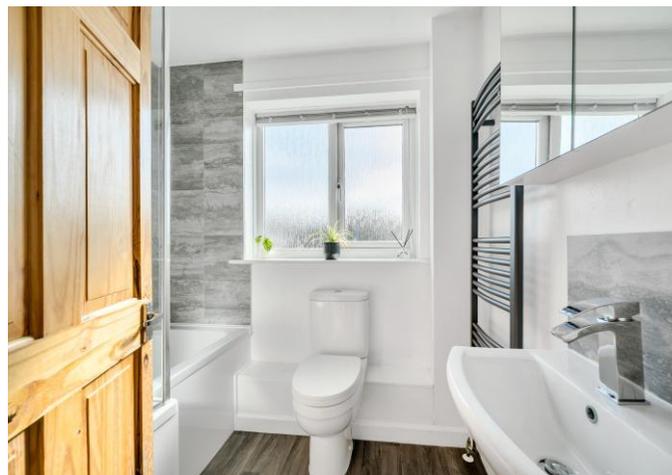
- Modern family home
- Three bedrooms
- Garage
- Gardens

*Well presented three bedroom family home situated in a quiet cul-de-sac. Extended at the front and rear with enclosed gardens and a garage. Must be viewed to be appreciated.*

### The Property

19 Poldark Road is a modern three bedroom home situated in a quiet cul-de-sac within a mature residential development in the very heart of the village. Boasting light and well proportioned accommodation throughout, the property is ideal for family living. To the ground floor is a large conservatory with wood burner, sitting room with gas fire, kitchen/dining room and a boot room/rear porch whilst to the first floor are three bedrooms – two of which are very comfortable doubles and two complete with fitted wardrobes – and a family bathroom.

To the front of the house is a small lawned garden whilst at the rear is a much larger enclosed garden together with a paved patio for sitting out and there is a single garage (with light and power connected).

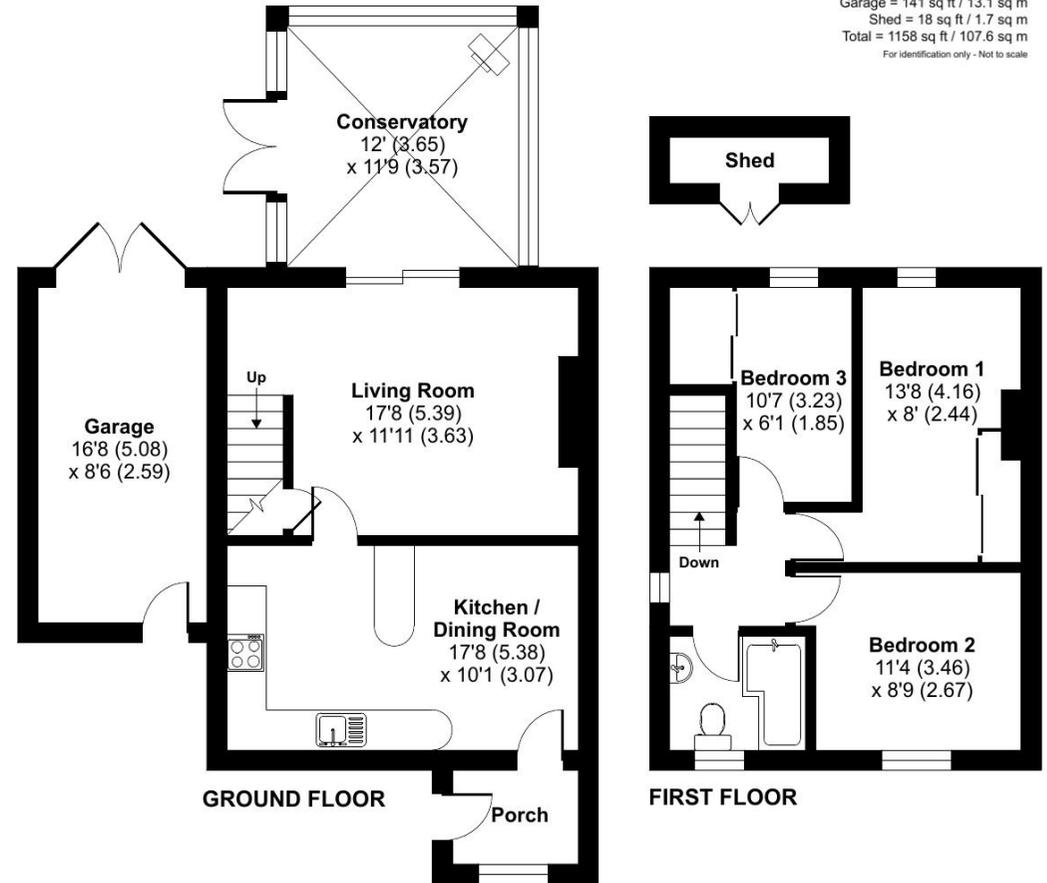


Approximate Area = 999 sq ft / 92.8 sq m  
 Garage = 141 sq ft / 13.1 sq m  
 Shed = 18 sq ft / 1.7 sq m  
 Total = 1158 sq ft / 107.6 sq m  
 For identification only - Not to scale

**EPC D Council Tax Band B**

**Services:** Mains gas, water, electricity and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers. All windows are in PVCu double glazing.

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all 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.

**Agent's Note**

We hereby disclose, in accordance with the Estate Agents Act 1979, that a member of Lodge & Thomas staff is a connected person.

### Location

Illogan is a bustling village community set virtually equidistant from the market town of Redruth and the seaside town of Portreath on the north Cornish coast. Illogan offers a range of every day amenities including a convenience store with Post Office, public house, several takeaway establishments, doctors surgery, primary school and parish church, whilst further facilities are available in Redruth where there is also a mainline railway link to London (Paddington).

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

Entering Illogan from the eastern side and proceeding westbound along Bassett Road, turn left into Merritts Hill and after approximately 300m turn right into Trevelthan Road, following this into Bosvean Gardens and ultimately into Poldark Road. Number 19 can be found at the head of the second cul-de-sac on the left hand side.

**what3words** ///launched.seatbelt.others



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Auctioneers

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