



Hunters Moon,
Cot Road, Illogan, Redruth

LODGE & THOMAS
ESTABLISHED 1892

Hunters Moon,

Cot Road, Illogan, Redruth, Cornwall TR16 4PS

Guide Price - £375,000 Freehold

- Detached 3 bedroom bungalow
- Sought after semi-rural area
- Off-road parking
- Single garage
- Countryside views
- No forward chain

A detached spacious three bedroom bungalow positioned on a level plot, located opposite Tehidy Woods and Tehidy Golf Club. Overlooking farmland with far reaching views towards Carn Brea. The property is within easy reach of the north Cornish coast, A30, Camborne, Redruth and Illogan.



The Property

A detached south facing bungalow built circa 1970's of block construction under a pitch tiled roof with a single storey element, offering spacious accommodation, but now requires a program of updating.

Approached from the County highway, the plot is accessed via a four bar timber gate onto a level parking area for two or three cars. A pedestrian pathway leads to the rear of the house to the front door.





The accommodation comprises: entrance porch leading to a spacious entrance hall with cloak cupboard, loft access and an airing cupboard. Three double bedrooms, bathroom and cloakroom room with shower.

The Living room with a picture window to the front elevation boasts an electric effect fire, dining room with serving hatch to kitchen and French doors to conservatory. The kitchen has matching range of floor and wall mounted units, breakfast bar, stainless steel sink unit, 4 ring electric hob with oven below. Conservatory along the front elevation, rear entrance hall with WC and pantry and utility cupboard.

The property benefits from uPVC double glazing and mains gas fired central heating.

Outside

There is a single garage with metal up and over door with work bench to the rear and Worcester gas boiler.

Small manageable level gardens with herbaceous borders with a pedestrian path around the property.

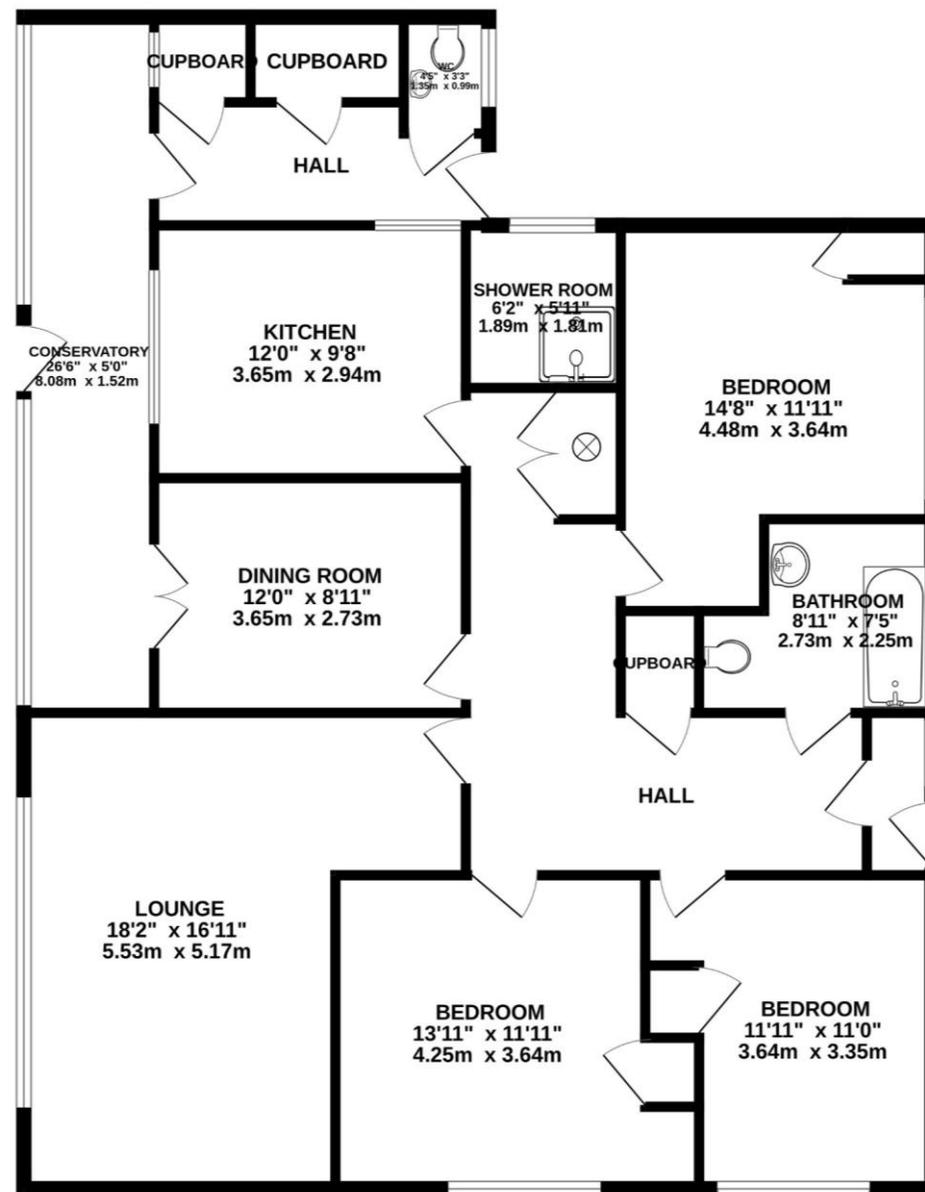
EPC D-59 Council Tax Band E

Services: Mains electric, mains water, mains gas, private 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.

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.

GROUND FLOOR
1421 sq.ft. (132.0 sq.m.) approx.



Location

The property lies on Cot Road on the outskirts of the sought after village of Illogan, close to the north Cornish coast and town of Portreath. The village of Illogan boasts two convenience stores, chemist, doctors surgery, public house and primary school and the property is well placed for quick and easy access to the coast and beach at Portreath (approx. 2 miles). The conurbation of Redruth and Camborne (both approx. 3 miles), provide a wide range of schooling, shopping, health and leisure amenities.

For those travelling further afield, the A30 dual carriageway the main arterial road through the county, accessible at Tolvadden, provides easy access West to Hayle, St Ives and Penzance, and East to Truro, Newquay, Bodmin and further afield.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.
Email: property@lodgeandthomas.co.uk

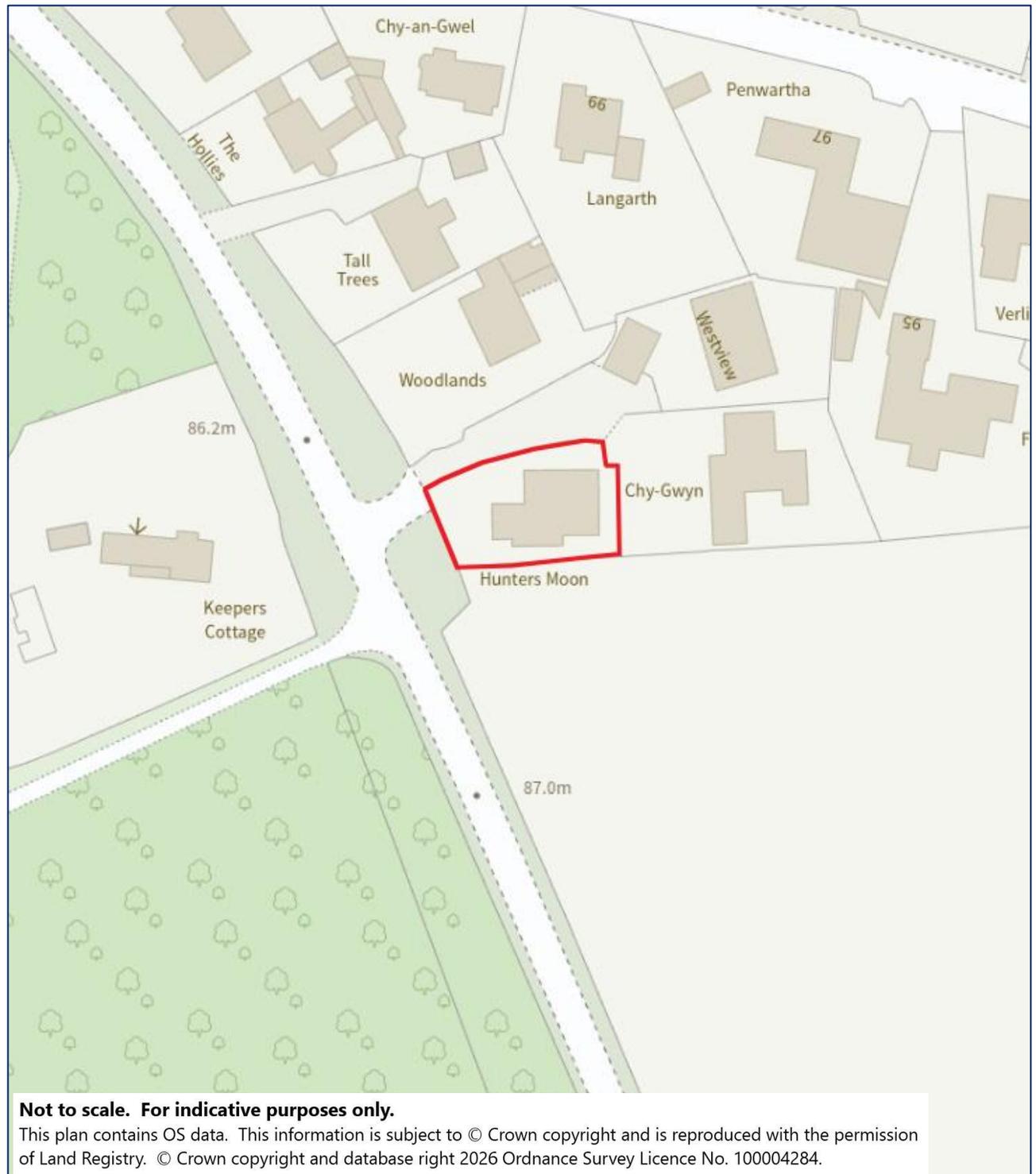
Directions

From the A30 exit at Tolvaddon Camborne junction and follow the signs for Tehidy Golf Club without deviation and the property is found opposite the entrance to Tehidy Golf Club.

what3words ///drum.pads.buckling

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 to the vendor.





01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892