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**Voguebeloth,  
Illogan**

**£260,000  
Freehold**





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## **Property Introduction**

An extremely well presented semi-detached property located in a cul-de-sac position in the village of Voguebeloth, Illogan.

The current owners have in recent times carried out many improvements to include the refitting of the kitchen which now has a good range of high gloss white units with built-in cooker and fridge/freezer. The modern contemporary finish makes this a delightful home which also has the benefit of gas heating complemented by double glazed windows and doors.

Externally are ample parking facilities for approximately three vehicles with access to a single garage with power connected.

To the rear is an enclosed lawned garden along with a useful storage shed.

## **Location**

Voguebeloth is a hamlet located on the edge of the larger village of Illogan. Valley Gardens is a development of approximately fifty homes arranged in cul-de-sacs and there is a feeling of space and quiet due to this. Illogan has its own Primary School, GP surgery and convenience store as well as a couple of takeaway restaurants.

Located between Redruth and Camborne where a larger range of shopping and schooling can be found, Illogan also provides access to the A30 within two miles. Tehidy Woods, West Cornwall's largest woodland is also close by as is Tehidy Golf Club and the north coast at Portreath is also only two and a half miles away.

## **ACCOMMODATION COMPRISES**

Double glazed door opening to:-

### **ENTRANCE HALLWAY**

Staircase to first floor. Radiator.

### **LOUNGE 14' 4" x 10' 10" (4.37m x 3.30m) maximum measurements**

Double glazed window to front elevation. Radiator. Open fireplace with wood mantel over, wall thermostat for heating controls.

**KITCHEN/DINER 14' 1" x 7' 3" (4.29m x 2.21m) maximum measurements**

Double glazed window to rear with double glazed door to exterior. A delightful re-fitted kitchen comprising of a range of wall and base cupboards with work surfaces over incorporating a single stainless steel sink unit with mixer tap. Integrated cooker, gas hob with splashback and stainless steel extractor over, plumbing for automatic washing machine, integrated fridge and freezer and downlighters, under stairs storage cupboard.

**FIRST FLOOR LANDING**

Double glazed window to side elevation, radiator. Access to loft, cupboard with boiler. Doors off to:-

**BEDROOM ONE 10' 11" x 9' 6" (3.32m x 2.89m) maximum measurements**

Double glazed window to rear elevation. Two built-in double wardrobes.

**BEDROOM TWO 9' 6" x 7' 7" (2.89m x 2.31m)**

Double glazed window to front elevation.

**BATHROOM**

uPVC window. A modern white suite comprising close coupled WC, pedestal wash hand basin and panelled bath with shower over and screen. Tiled surround, tiled floor, extractor fan and chrome heated towel rail.

**EXTERIOR**

Immediately to the front of the property are parking facilities for approximately three vehicles with access to the single garage. To the side of the property and accessed from the kitchen is a private sitting area with astro turf, water butt and access to a useful storage shed. From here a concreted area gives access to steps leading up to the enclosed garden which is laid to lawn.

**GARAGE 18' 0" x 9' 7" (5.48m x 2.92m)**

Electric rolling door. Power connected and pedestrian door to the rear.

**SERVICES**

Services connected are mains water, mains drainage, mains electricity and mains gas. .

**AGENT'S NOTE**

The Council Tax band for the property is band 'B'.

**DIRECTIONS**

Proceeding along Basset Road turn right taking you into Valley Gardens, turning left where the property is located on the left hand side and if using What3words:- bullets.bookcases.pounding

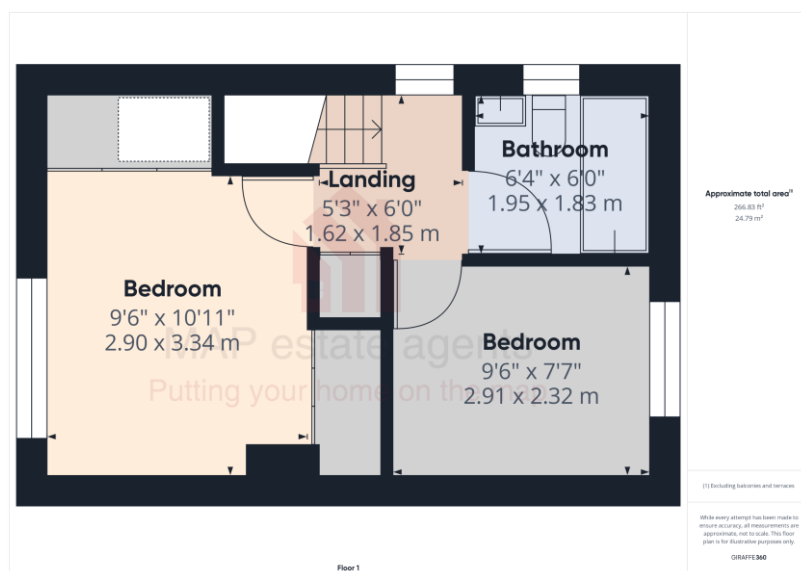
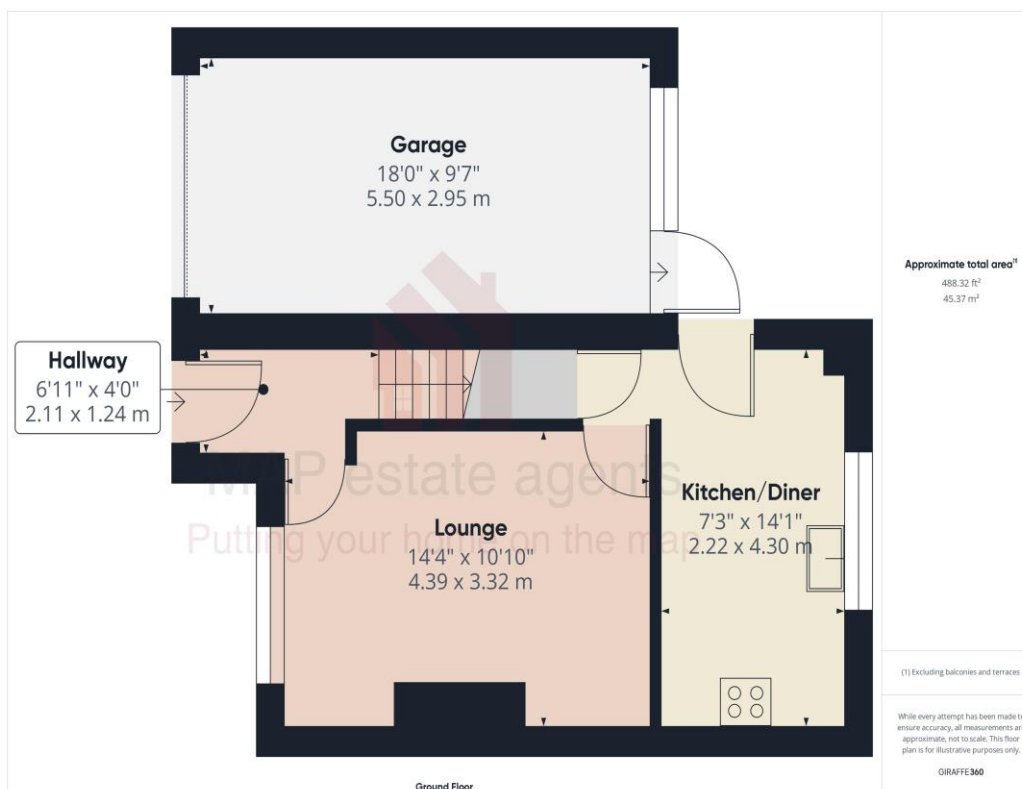


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- A well presented semi-detached house
- Recently refitted white high gloss fitted kitchen
- Modern first floor bathroom
- Two good size bedrooms
- Gas heating
- uPVC double glazed windows and doors
- Enclosed lawned rear garden
- Garage with electric roller door
- Additional parking for three vehicles
- Viewing highly recommended



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