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**Paynters Lane,  
Illogan**

**£140,000  
Leasehold**





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## **Property Introduction**

Ideal as a first home or an investment opportunity, this first floor flat has recently been refurbished and is now being offered for sale chain free.

Benefiting from its own access, stairs lead up to an open plan living space and a remodelled kitchen. There is a double size bedroom, a cot room or useful home office and a bathroom. The property is fully double glazed and is warmed by a gas fired central heating system.

To the outside parking is available for one vehicle and the garden is shared with three other flats in the building.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

The village of Illogan is located between Redruth and Camborne and enjoys close proximity to Tehidy Country Park and Tehidy Golf Course. Set close to the centre of the village, local facilities include a Public House, pharmacy, doctors surgery and choice of convenience stores. Larger out of town retail outlets can be found at Pool which is within two miles, there is the recreation park within a couple of hundred yards and the village Primary School is within a mile. Secondary schooling is also available in Pool, Camborne and Redruth.

The nearest major town is Redruth which is some two and a half miles away and here one will find a mix of local and national shopping outlets together with a mainline Railway Station which connects with London Paddington and the north of England. Truro, the administrative and commercial heart of Cornwall, is within thirteen miles and the north coast at Portreath is only two and a half miles distant. The A30 trunk road can be accessed within two miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

### **ENTRANCE VESTIBULE**

Stairs to the first floor.

## LOUNGE/DINING ROOM 14' 0" x 11' 9" (4.26m x 3.58m) maximum measurements

uPVC double glazed window to the rear. Open plan to:-

## KITCHEN 9' 8" x 9' 6" (2.94m x 2.89m) maximum measurements

uPVC double glazed window to the side. Remodelled with a range of base dark grey units have adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Built-in oven with ceramic hob over. Doors off to:-

## BEDROOM ONE 12' 3" x 10' 11" (3.73m x 3.32m) maximum measurements

uPVC double glazed window to the front and side.

## BEDROOM TWO/HOME OFFICE 8' 3" x 5' 5" (2.51m x 1.65m) maximum measurements

uPVC double glazed window to the rear. Radiator and recessed cupboard housing gas combination boiler.

## BATHROOM

uPVC double glazed window to the rear. Fitted with a close coupled WC, pedestal wash hand basin and panelled bath with 'Triton' electric shower over. Extensive ceramic tiling to walls, space and plumbing for an automatic washing machine with storage cupboard over. Radiator.

## OUTSIDE

To the rear of the property there is a communal garden which is shared with the four properties in the building and parking is available for one vehicle.

## LEASEHOLD INFORMATION

The property benefits from the remainder of a 999 year lease created in 2006, however the vendor is proposing to gift a one quarter share of the freehold to the purchaser on completion of the sale of the last unit within the block. At present there is no ground rent payable nor are there any management charges. It should be noted that there could be changes in the future once all units are sold. At present the freeholder pays for the buildings insurance with Aviva at £65.00 per month. On completion of the sale, the new owner would be liable for 25% of this cost per month.

## AGENT'S NOTE

Please be advised the Council Tax Band for the property is band 'A'.

## DIRECTIONS

From Redruth Railway Station proceed down the hill turning right at the traffic lights, at the next lights turn right again and at the bottom of town turn left heading into West End. At a major road junction take the first exit towards Camborne and then carry on straight along passing a petrol station on the right and then turn second left into Chariot Road and continue along Chariot Road into Broad Lane which takes you into the village of Illogan and opposite a convenience store on your left the property will be identified on the right hand side. If using What3words:- puddles.radiating.ultra



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Refurbished first floor flat
- Large double bedroom
- Bedroom two//home office
- Contemporary style kitchen
- Open plan living space
- Bathroom
- Gas central heating and double glazing
- Shared garden and parking
- Central village location
- Chain free sale



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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