



5 Chapel Terrace,  
Chili Road, Illogan, Redruth



**5 Chapel Terrace,**  
Chili Road, Illogan, Redruth TR15 3LJ

**Guide Price - £299,950    Freehold**

- End terrace 3 bedroom cottage
- Refurbished with gas central heating & uPVC double glazing
- Quiet, tucked away setting
- Off-road parking for 2 cars
- Unusually large level gardens
- No onward chain

*Hidden away at the end of a cul-de-sac, in a traffic free location, this modernised three bedroom two/three reception room, end of terrace cottage has off-road parking for two cars and a large garden.*





## The Property

This charming end terraced cottage was built by the current owner's grandfather and has been in her ownership for some 35 years. It provides comfortable three bedroom, two/three reception room accommodation, featuring gas central heating and uPVC double glazed windows and doors.

It enjoys the benefit of off-road parking for two cars to the front, whilst to the rear, there is an enclosed and unusually large lawn garden with useful outhouse.

## EPC Council Tax Band

### Services

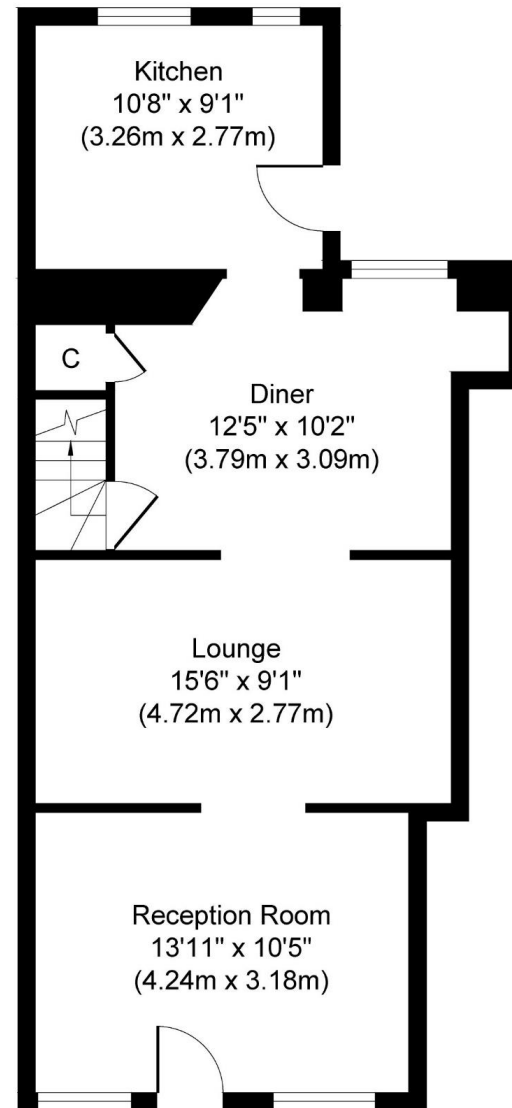
Mains electricity, gas, water and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

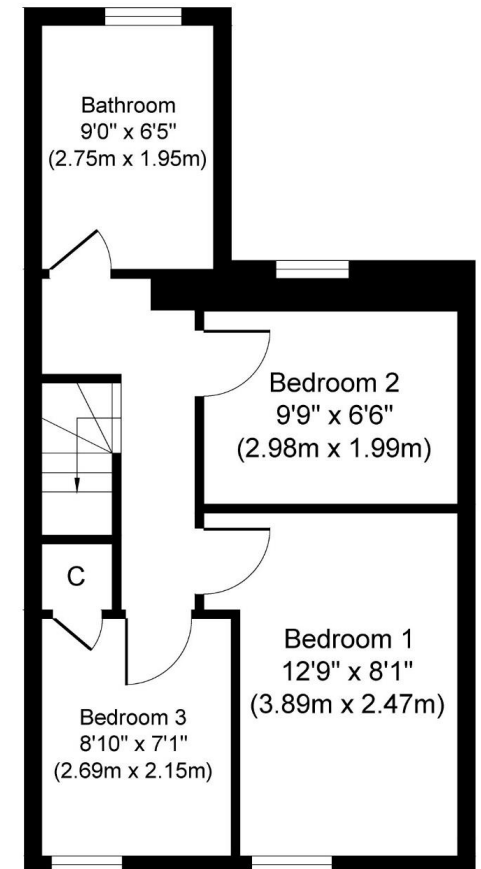
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### 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**  
**Approximate Floor Area**  
**561 sq. ft**  
**(52.09 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**393 sq. ft**  
**(36.53 sq. m)**

### Location

This highly popular location fringing Illogan, is close to a number of local amenities which include a Co-op and a popular primary school. The property is well-placed for quick and east access to the coast and beach at Porthtreath to the north-west (2 miles), and Redruth, with a wider range of amenities and schooling to the east (1½ miles). 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 an easy commute.

### 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

Leave the A30 at the Avers junction and follow the A3047 to Camborne. Proceed down the dual carriageway to the second roundabout where take the second exit toward Camborne. Continue through the traffic lights keeping to the right and shortly after passing the filling station on the right hand side, take the third right into Chili Road, where Chapel Terrace will be found a short way along on the right hand side. The property for sale is located at the very end of the land on the left hand side.

**what3words** ///anyway.forget.handicaps



**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
[property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)  
**[lodgeandthomas.co.uk](http://lodgeandthomas.co.uk)**

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

**LODGE & THOMAS**  
ESTABLISHED 1892