



goundrys
SALES

Roekindale Close, Illogan Highway

Redruth

Guide Price
£465,000

Bedrooms: 5

Bathrooms: 2

Receptions: 2

A substantial and highly versatile detached dormer bungalow, well presented throughout and thoughtfully updated by the current owners to create a stylish and spacious family home.

Offering flexible accommodation which could comfortably suit a variety of lifestyles, the property can be utilised as either a four or five bedroom residence depending on individual requirements.

The ground floor comprises a welcoming entrance hallway, a cosy living room featuring a dual-sided stove which also serves the open-plan kitchen/dining area. The latter is a wonderful social and family-friendly environment. The kitchen is fitted with a range of modern units and integrated appliances, whilst in turn leading through to a useful utility/sun room.

Also to the ground floor are three bedrooms, with the front-facing bedroom offering excellent versatility as an additional reception room, home office or playroom if preferred. A nicely appointed family bathroom completes the ground floor accommodation.

To the first floor are two further double bedrooms, including an impressive principal suite benefitting from a dressing room and stylish shower en-suite.

Externally, the property enjoys extensive off-road parking for numerous vehicles to the front / side, whilst to the rear there is a generous enclosed garden, predominantly laid to lawn and complemented by gravelled pathways, flower and shrub borders, together with a useful outbuilding and shed. The outbuilding is insulated, double glazed and has power / light connected - potentially a perfect home office!

An internal viewing comes highly recommended to fully appreciate the space, flexibility and standard of accommodation on offer.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.





All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.

Important Information For Buyers:

Tenure: Freehold

Council Tax Band: D (Source: Council Tax Band Checker as of 14/05/26)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Please note, the hot tub is available my separate negotiation.

Heating: We understand the property has mains gas heating (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: E51 – Certificate valid until 19th August 2029

Approximate What3Words Location: ///domestic.refer.cooks

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Predicted download speeds of 7–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor and variable indoor

O2 – Good outdoor and variable indoor

Three – Good outdoor

Vodafone – Good outdoor

For further material information, please refer to the relevant section(s) provided by this website.

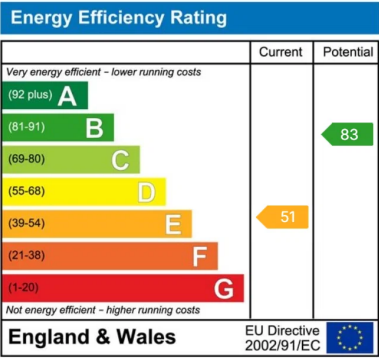
ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.





Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>