



## 3 Ventonraze , Illogan, TR16 4RY

We are pleased to offer this newly renovated one bedroom cottage with courtyard garden in this quiet residential area close to the amenities of Illogan and within easy reach of Portreath with its beaches and coastal walks. Ideally suited to a professional couple. No children due to being a one bed.

With small front garden, the front door leads into the open plan lounge/kitchen/diner.

Newly fitted kitchen with space for fridge and freezer. Space and plumbing for washing machine and dishwasher. Integrated oven and hob.

Door to rear courtyard garden.

Upstairs there is a huge double bedroom with space for a home office or dressing area if required.

Newly fitted shower room with shower cubicle, WC and basin.

The property has been internally insulated and has modern night store heating downstairs and panel heater upstairs which contribute to an EPC rating of C76.

Mains water, electricity and sewerage.

Deposit £1095.00. Holding deposit £215.00. Available now.

OFCOM states: O2 and Vodafone - good outdoor and in home. EE - good outdoor, variable in home. Three - good outdoor

**£950 Per Month**

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[Directions](#)



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

