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# BILL BANNISTER

Sales & Lettings



## 28 Huntersfield

Tolvaddon, Camborne, TR14 0HW

**£252,950**



Offered for sale with no onward chain and found in a location with good access to the A30 this detached bungalow has two bedrooms, a good sized lounge/diner and a fitted kitchen. Both of the bedrooms have built-in wardrobes and the shower room is well fitted to include a vanity unit with storage under. The property has double glazing and gas central heating. There is driveway parking leading to a garage which has an electric door.



Offered for sale with no onward chain and situated in a quiet development is this detached two bedroom bungalow. The property has a good sized lounge/diner with French doors leading out in to the rear garden. In the kitchen there is ample storage with the benefit of a larder style cupboard. Both the bedrooms have built in wardrobes with a hanging rail and storage shelves. In the shower room there is a good sized walk in shower and a vanity basin unit with storage. The rear garden is well enclosed, low maintenance, being mainly chippings with a patio with a storage shed which has power connected. A drive way leads to a garage which has power and an electric roller door. The property has gas central heating and this is complemented by double glazing throughout which the vendor informs us was installed in May last year.

The property is in a convenient location with a convenience store nearby and the A30. Approximately 0.7 miles away from the property is Pool business park where further shops can be found and fast food outlets. Tehidy country park is a few hundred yards down the road from the property where there are scenic woodland walks with duck ponds and a café. Routes through the woods can bring you out on to the North coastal path. Tehidy golf club can also be located near to the woods.

OBSCURE GLAZED UPVC DOOR LEADING TO:

HALLWAY

Loft access. Radiator. Doors leading to:

LOUNGE

14'4" x 21'11" (4.38m x 6.70m)

An open room with a dual aspect making it light and airy with a double glazed window to the front elevation and UPVC french doors to the rear leading into the rear garden. Focal point gas coal effect fire with a wooden mantel. Two radiators. Door leading to:

KITCHEN

11'2" x 7'2" (3.42m x 2.20m)

With a range of eye level and base units as well as a larder cupboard with storage shelves. Space and plumbing for a washing machine. Built in gas hob with a cooker hood over and electric oven. Stainless steel sink and drainer with a tiled splash back. Gas combination Worcester boiler. Radiator. Obscure glazed UPVC door leading to the rear garden.

BEDROOM 1

10'3" x 9'11" (3.13m x 3.03m)

Built in wardrobes with a hanging rail and shelf. Double glazed window to the front elevation. Radiator.

BEDROOM 2

9'3" x 7'6" (2.83m x 2.31m)

Built in wardrobe with a hanging rail and shelf. Double glazed window to the rear elevation. Radiator.

SHOWER ROOM

7'11" x 4'2" (2.42m x 1.28m)

A good sized walk in shower cubicle with assistance rails and a seat with an electric Triton shower over. Low level WC. Vanity sink unit with storage under and a wall mounted mirrored medicine cabinet above. Ladder style towel radiator. Part tiled walls to one side and respotex to the other. Obscure double glazed window.

OUTSIDE

To the rear of the property is a well enclosed, low maintenance garden being mainly laid to chippings with a patio area and a storage shed 2.8m x2.3m (9'1 x 7'5) which has power connected and a smaller shed attached to this. The garden has been fitted with assistance rails coming out from the kitchen door and leading to the sheds. A door gives access in to the GARAGE 4.95m x 2.67m (8'9" x 16'3") which has power connected and an electric roller door. To the front of the property there is parking for 3/4 vehicles.

DIRECTIONS

From our office in Redruth take the road towards Camborne. At the double roundabouts at Pool turn right and carry on past Pool School and at the roundabout turn left and then first right into Huntersfield. Take the next left and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains metered water, mains electricity, mains gas heating.

Broadband highest available download speeds - Standard 6 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

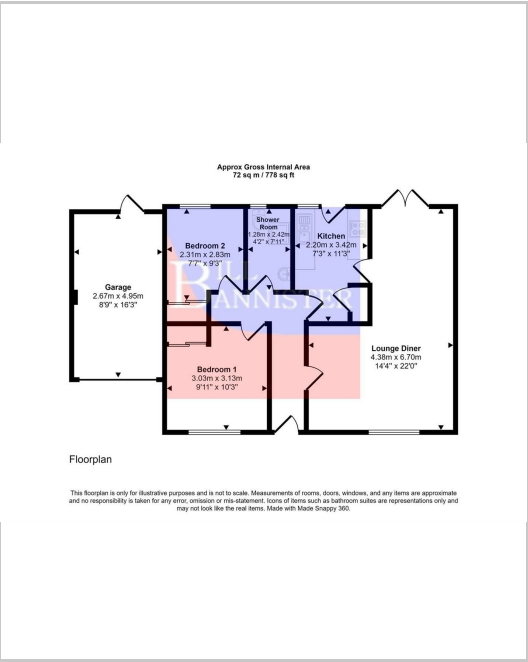
Mobile signal Indoors - EE Limited, Three Likely, O2 Likely, Vodafone Limited (sourced from Ofcom).

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Area Map



Floor Plans



Energy Efficiency Graph

