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# BILL BANNISTER

Sales & Lettings



## 17 Collins Parc

Stithians, Truro, TR3 7RB

**Guide price £239,950**



Situated in the popular village of Stithians, this modern terraced house offers family living accommodation and benefits from three bedrooms, a lounge, fitted kitchen/diner, a first floor shower room and the bonus of a ground floor cloakroom. It is double glazed and this is complemented by oil fired heating. Externally there is parking to the front and a mature well enclosed rear garden.



Offered for sale subject to a Section 157 Agreement is this well presented three bedroom terraced house. The property has been modernised in recent years and needs to be seen to be fully appreciated. Downstairs the lounge is light and airy with two double glazed windows providing a dual aspect. The kitchen/diner is well appointed with integrated white goods, ample storage and work surface areas. There is also the benefit of a downstairs WC. Upstairs there are three bedrooms with two being doubles and one single. The shower room has a corner shower unit with an electric Mira shower over. The property has ample storage with the benefit of two storage cupboards on the first floor landing. Outside to the rear is an enclosed garden being mainly laid to lawn with a small patio area. To the front there is off road parking for two/three vehicles and a block built storage shed to the side. The property has oil central heating and this is complemented by double glazing throughout.

The property is situated in the popular village location of Stithians, benefiting from a convenience store, public house and a primary school. The village is set in a rural location providing countryside walks and for those who are keen on water sports Stithians reservoir offers facilities for water sports and walks with a café.

Upvc obscure glazed door leading to:

**HALLWAY**

With a second entrance door and stairs leading to the first floor. Radiator. Doors leading to:

**LOUNGE**

12'0" x 16'8" (3.68m x 5.09m)

This is a light and airy room with a dual aspect having two double glazed windows to the front and rear elevation. Two radiators.

**KITCHEN/DINER**

16'6" x 10'0" (5.04m x 3.07m)

Having been modernised in recent years, it is well appointed with a good range of eye level and base units and plenty of work surfaces. There is an integrated fridge/freezer and a washing machine. Built-in electric hob with a cooker hood over and oven below. One and a half bowl composite sink and drainer with a tiled splash back. UPVC door leading to the rear garden. Tiled flooring. Radiator. Double glazed window.

**WC**

Low level WC. Vanity sink unit with storage under. Obscure double glazed window.

**FIRST FLOOR**

**LANDING**

Two storage cupboards, one having shelves and the other has a hanging rail with a shelf above. Doors leading to:

**BEDROOM 1**

14'5" x 10'2" (4.40m x 3.11m)

With a double glazed window enjoying views over fields. Radiator.

**BEDROOM 2**

14'4" x 8'1" (4.38m x 2.47m)

With a double glazed window and a radiator. Loft access.

**BEDROOM 3**

9'1" x 7'10" (2.77m x 2.40m)

With a double glazed window and a radiator. Built in wardrobe with a hanging rail.

**SHOWER ROOM**

6'6" x 5'10" (1.99m x 1.79m)

Having a corner shower unit with an electric Mira shower over and a Respatex splash back. Vanity sink unit with storage under. Low level WC. Ladder style towel radiator. Obscure double glazed window.

**OUTSIDE**

To the rear of the property there is an enclosed garden being mainly laid to lawn with mature shrubs and a small tree. To the side of this is a small patio area. The oil tank and oil combination boiler can be found in the rear garden. To the front of the property there is off road parking for two/threes vehicles and a small block built storage shed.

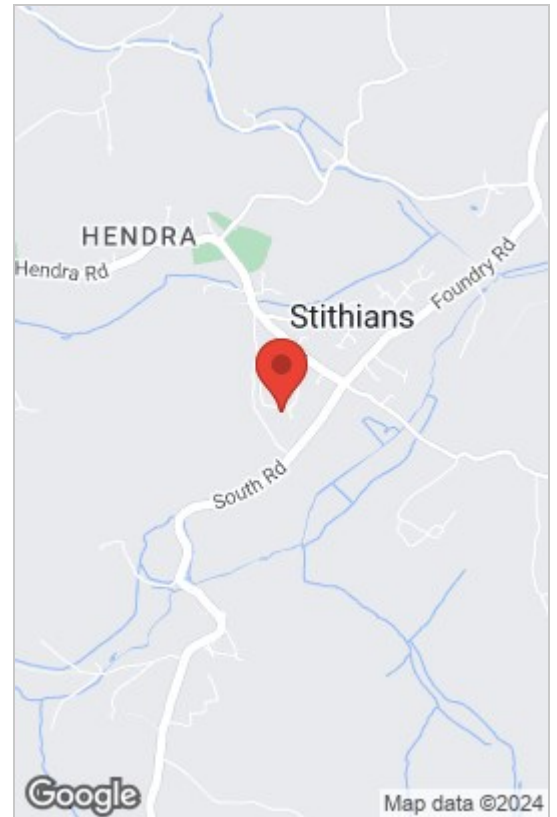
**AGENTS NOTE**

The property is subject to a Section 157 Agreement where you must have lived or worked in Cornwall for the last 3 consecutive years.

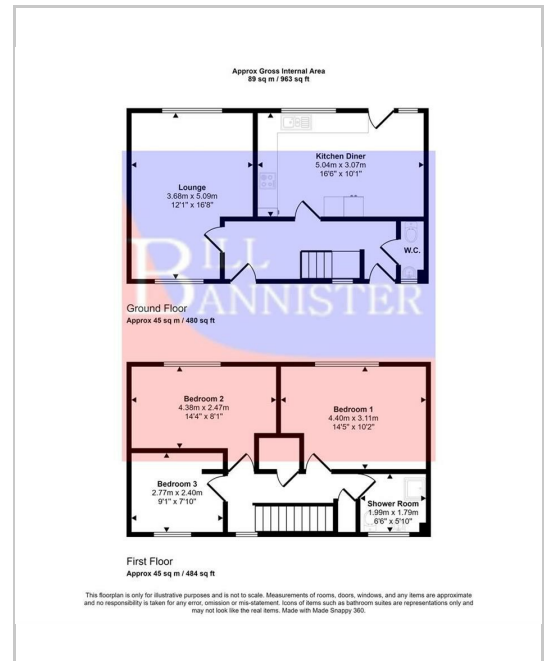
**DIRECTIONS**

Leave Redruth town on the Helston road towards the village of Four Lanes. At the top of Buller Hill turn left sign posted to Stithians, follow the signs to Penhalvean and take the next left to Goonlaze. Continue to the village of Stithians bearing around to the right by the church. Continue on which will lead into New Road with the convenience store on the right. Take the next turning right into Collins Parc and follow the road round to the left where the property will be found on the left hand side.

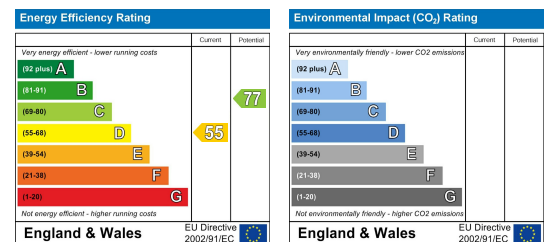
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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.