

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL  
BANNISTER**

Sales & Lettings



## 24 Penwarne Close

Tolvaddon, Camborne, TR14 0HG

**Guide price £169,950**



Offered for sale with no onward chain, this well presented modern terraced house would be ideal for first time buyers or investment purposes. The property benefits from two bedrooms, a lounge, a kitchen and a first floor bathroom. It is double glazed, has some electric heating and an open fire. Externally there are enclosed gardens to both front and rear plus on street parking.



Situated overlooking a public open space, this modern home is offered with no onward chain. It is one of a few on the development that has an open fire and it also has some electric heating plus double glazing. There are two good bedrooms to the first floor together with a bathroom. The front bedroom has a double mirrored wardrobe plus an open outlook over the open space and the second bedroom has a lovely mural painted for children's enjoyment. To the ground floor there is an entrance porch leading to the lounge focusing on an open fireplace. The kitchen/diner has a good range of units together with a tall cupboard and space for white goods. Externally pedestrian access leads to the front garden and to the rear there is an enclosed astro turf garden and a rear gate leads to on street parking facilities. Easy access is given to the A30, the north coast and larger out of town multiples at Pool.

#### ENTRANCE PORCH

3'10" x 5'11" (1.17m x 1.82m)

Upvc double glazed with a door to:

#### LOUNGE

13'3" x 13'3" (4.05m x 4.05m)

With a focal point fireplace, an electric radiator and stairs to the first floor.

#### KITCHEN

13'3" x 8'7" (4.04m x 2.64m)

Single drainer stainless steel sink unit plus a good array of working surfaces with storage beneath, space for white goods and tiled splash backs. There is a tall cupboard and complementary eye level units. Door to:

#### REAR PORCH

With a door to the rear garden.

#### FIRST FLOOR

##### BEDROOM 1

9'11" x 10'10" (3.03m x 3.31m)

Double mirrored wardrobe, cupboard housing the alarm system and a window overlooking the open space.

##### BEDROOM 2

6'9" x 11'6" (2.08m x 3.51m)

With a mural and a night store heater.

#### LANDING

Large cupboard housing a hot water cylinder. Access to loft space.

#### BATHROOM

6'0" x 5'7" (1.84m x 1.72m)

Panelled bath with a mixer and shower plus a part tiled surround. Pedestal wash hand basin with a splash back and a medicine cupboard above. Low level wc and electric heater.

#### OUTSIDE

Pedestrian access is given by the public open space to the front garden with a gateway and astro turf. The rear garden is also laid to astro turf to one side with a central path and decorative slate chippings with patio slabs to the other side. There is a useful garden shed and gated pedestrian access to on street parking.

#### DIRECTIONS

Leaving the A30 westbound keep to the right and at the traffic lights turn right under the A30 flyover and take the second left towards Tehidy. Turn left into Tregarrian Road, follow this round to the right and then again to the left, go straight ahead and bear left where you will see some parking bays and Penwarne Close is on your right.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

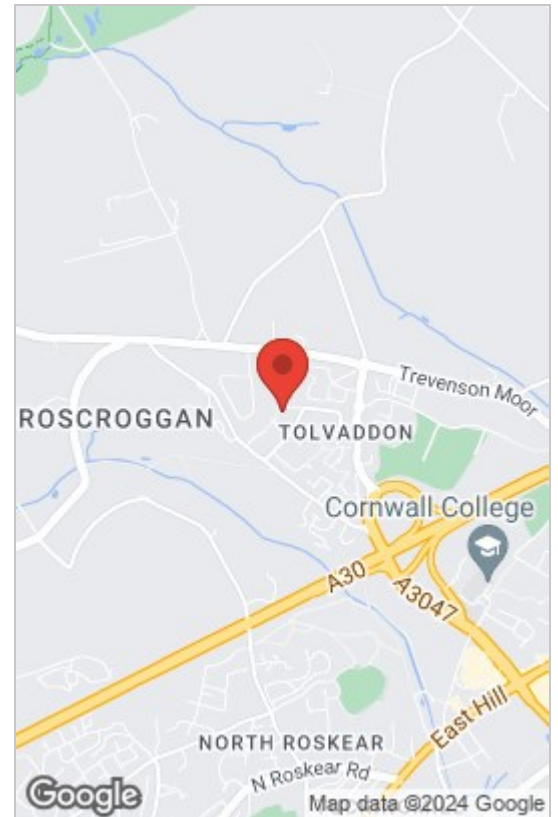
#### SERVICES

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

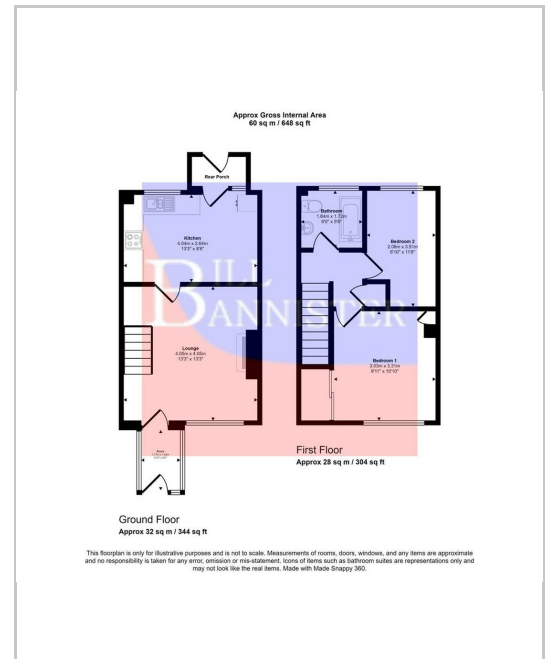
Broadband highest available download speeds - Standard 6 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

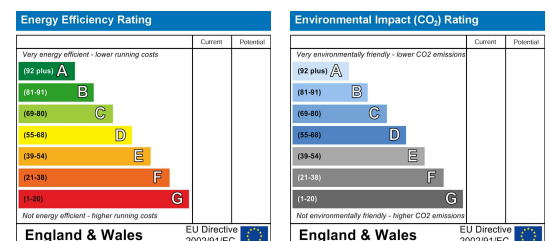
## Area Map



## 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.