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Sales & Lettings



## 1 Penwarne Close

Tolvaddon, Camborne, TR14 0HG

**£195,000**



Ideal for first time buyers or perhaps investment purposes, this modern end of terrace house sits in larger than average well enclosed corner plot gardens. The property offers two bedrooms, a lounge with a feature wood burner, a kitchen/diner and a first floor shower room. Externally, in addition to the gardens there is the bonus of a garage and parking space, an L shaped block built workshop and two further sheds.



Situated on a larger than average corner plot, we are pleased to bring to the market this end of terrace house offering two bedrooms, a newly remodelled kitchen and a lounge with a feature wood burner. It comes with a garage and parking space and in addition to this there is an L shaped substantial block built workshop. There are also two substantial sheds and a well enclosed rear garden. Easy access is given to the A30, the north coast and larger out of town multiples at Pool.

Door to:

### ENTRANCE PORCH

Window overlooking the front garden and a half glazed door to:

### LOUNGE

12'11" x 10'11" (3.95m x 3.33m)

Focusing on a feature wood burner set on a tiled hearth, window to the front and stairs to the first floor. Glazed door to:

### KITCHEN/DINER

8'3" x 13'4" (2.54m x 4.08m)

With a range of eye level and base shaker style units with roll edge work surfaces, a single drainer stainless steel sink unit and drainer plus tiled splash backs. Space for white goods, stainless steel cooker hood, two windows and a door to the rear garden.

### FIRST FLOOR

#### LANDING

With loft access and an airing cupboard housing an independent immersion heater with shelving above. Door to:

#### SHOWER ROOM

5'6" x 6'2" (1.69m x 1.89m)

Corner shower cubicle with a wall mounted Mira shower. Pedestal wash hand basin and a low level wc. Fully tiled and an obscure glazed window to the rear.

#### BEDROOM 1

11'0" x 6'7" (3.36m x 2.02m)

Window with countryside views.

#### BEDROOM 2

10'5" x 9'10" (3.20m x 3.02m)

Window to the front. Recess space with a curtain, rail and shelving.

### OUTSIDE

The property benefits from larger than average corner plot gardens with the front garden being mainly gravelled for ease of maintenance, well enclosed by block walling and fencing and having a pedestrian gate leading to the front door. To the side and rear the gardens are well enclosed by hit and miss timber fencing and laid to lawn for the most part with a pond and a rear gated entrance. There is a substantial L SHAPED BLOCK BUILT WORKSHOP 4.48m x 6.83m (14'8 x 22'4) with fitted shelving, a work bench and access to a GARAGE 2.52m x 4.80m (8'3 x 15'8) with an up and over door with a parking space in front. There are also TWO TIMBER SHEDS 2.40m x 3.65m (7'10 x 11'11) and 1.82m x 2.45m (5'11 x 8').

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

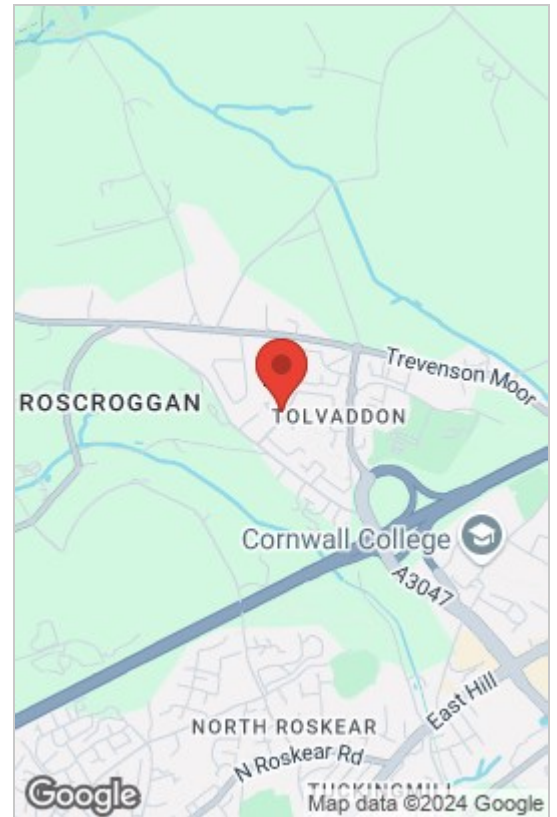
### SERVICES

Mains drainage, mains metered water, mains electricity. Woodburner.

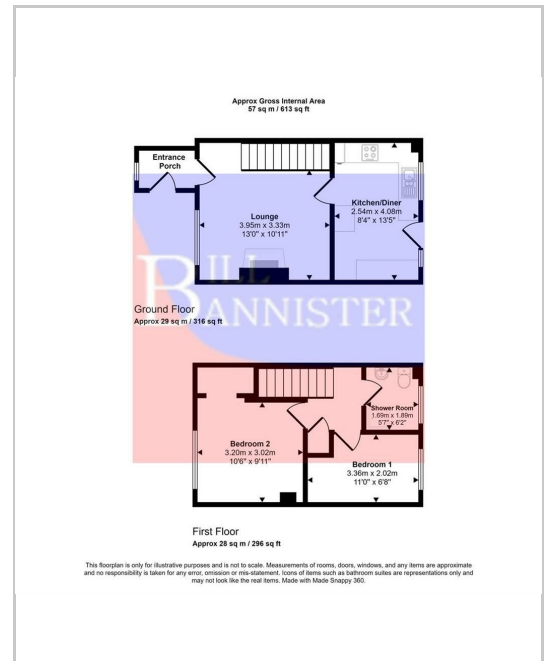
Broadband highest available download speeds - Standard 5 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

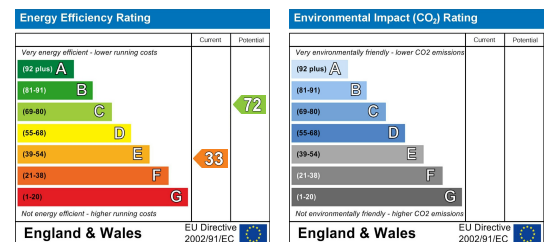
## Area Map



## Floor Plans



## Energy Efficiency Graph



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