

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## 7 Penlu

Tuckingmill, Camborne, TR14 8NL

**£335,000**



Situated in a popular location tucked away from the road, this well presented modern detached house benefits from well proportioned family living accommodation. There are three bedrooms, a lounge, a fitted kitchen/diner leading to a lovely sun lounge and a first floor family shower room with the bonus of a ground floor cloakroom. The property is double glazed and this is complemented by gas fired heating. Externally there are well enclosed gardens with a very useful workshop/hobbies room, a garage and parking for several vehicles.





This modern detached home is quietly tucked away yet within a few hundred yards of Tuckingmill and approximately one and a half miles from Tesco and the A30. It has the benefit of plenty of parking facilities, a garage and a lovely enclosed rear garden being thoughtfully laid out with an open aspect. There is also a workshop/hobbies room which would also be ideal for working from home. The house has a low maintenance finish using chippings. The property has three bedrooms, two of which overlook the rear garden and the third having an open aspect to the front. There is a shower room and this is complemented by a cloakroom to the ground floor. The lounge focuses on a coal effect fire and the kitchen/diner is fitted with plenty of units and French doors. It opens out into the sun lounge which really is a focal point with an external door and an open aspect over the garden. Tuckingmill provides bus services to Redruth and Camborne and access to the out of town multiples. Camborne town is probably within one and a half miles providing more comprehensive outlets and a main line railway station.

ENTRANCE HALL

Upvc door and a radiator. Turning stairs to the first floor with storage beneath.

CLOAKROOM

Wash hand basin, a cupboard, a radiator and a wc. Laminate flooring.

LOUNGE

15'1" x 11'5" (4.61m x 3.49m)

An external door, two wall lights, a radiator and an electric panel heater. Focal point coal effect electric fire.

KITCHEN/DINER

8'3" x 17'8" (2.53m x 5.40m)

Composite sink with an adjustable and flexible water tap. Working surfaces with storage facilities beneath, splash backs and complementary eye level cupboards. A wine rack and space for white goods. This is a dual aspect room with French doors to the exterior. Wall mounted Glow Warm gas boiler with remote operation from the hallway. Laminate flooring and open access to:

SUN LOUNGE

8'7" x 11'5" (2.63m x 3.48m)

A lovely room with a triple aspect to the front, side and rear garden. It has a radiator and an external door. Laminate flooring.

FIRST FLOOR

BEDROOM 1

11'4" x 11'3" (3.46m x 3.44m)

Window to the rear, a wardrobe, spot lighting and a radiator.

BEDROOM 2

11'10" x 7'7" (3.61m x 2.32m)

Window to the rear, spot lighting and a radiator.

BEDROOM 3

8'9" x 7'11" (2.67m x 2.43m)

Window to the front, spot lighting and a radiator.

LANDING

Loft access with a loft ladder.

SHOWER ROOM

8'0" x 6'5" (2.46m x 1.98m)

Corner shower cubicle with a mains shower and an enclosed wide wash hand basin. Enclosed cistern wc, extractor fan, spot lighting and a ladder radiator.

OUTSIDE

As previously mentioned, the property is stone chipped for ease of maintenance and to the front a driveway provides parking for probably four vehicles. There is a GARAGE 5.29m x 2.76m (17'4 x 9') with plenty of storage, an up and over door and a rear door. To the rear the garden is very well enclosed being thoughtfully laid out and the back boundary is a high stone wall. There are some edging borders, one of which has coloured lighting. A raised decked area is provided taking advantage of the summer sunshine and there is a WORSKHOP/HOBBIES ROOM with blue lighting, a bench, space for white goods, spot lighting using energy saving bulbs and a composite door. All in all, this is a very handy room.

DIRECTIONS

Leaving the A30 at the first Camborne exit bear to the left and at the lights bear left again and then proceed into the right hand lane. Turn right at the lights towards Tuckingmill and at the bottom of the hill turn right at the lights towards North Roskear. There is a small turning right sign posted Scowbuds and proceed along here and just before the end you will the sign for Penlu. Bear left here and proceed along to the property.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

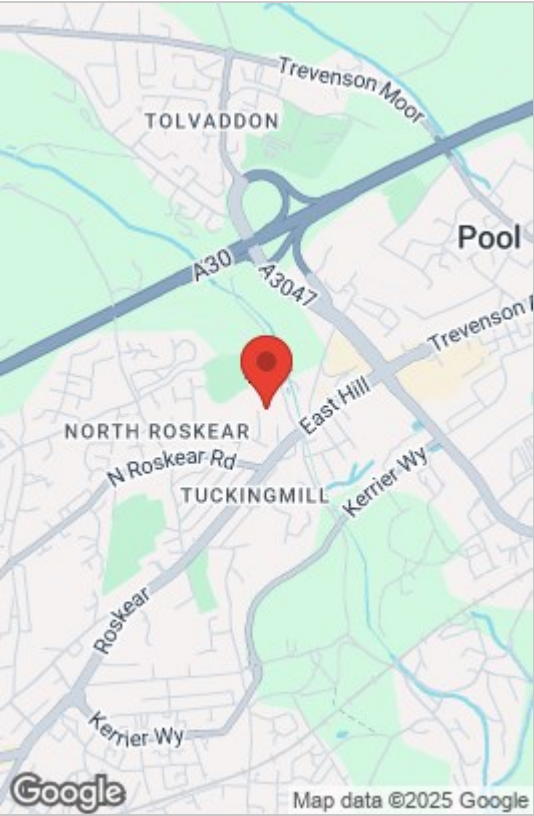
SERVICES

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

Broadband highest available download speeds - Standard 8 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

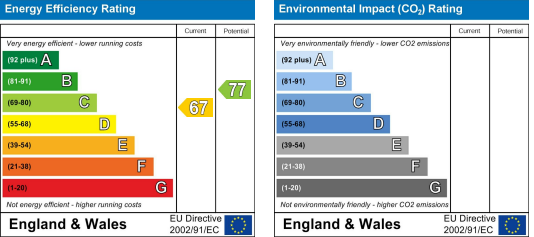
Area Map



Floor Plans



Energy Efficiency Graph



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