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# BILL BANNISTER

Sales & Lettings



## Cosy Corner, 1 Homefield Park

Portreath, Redruth, TR16 4AB

**Guide price £245,000**



This modern ground floor flat is situated in the popular coastal village of Portreath and is very well presented by the current owners. It offers two bedrooms, a good size lounge/diner, a fitted kitchen and a bathroom. The property is double glazed and this is complemented by modern electric panel heaters. Externally there is a private gated side entrance and enclosed decked courtyard garden to the rear and unallocated parking.





Set in a popular location in Portreath on a select residential development, this superbly presented two bedroom ground floor flat comes to the market with parking and has the advantage of a private and enclosed rear garden. The kitchen is well fitted with an integrated oven, hob, extractor and a fridge/freezer. The property benefits from double glazing and electric panel heating. Portreath is famed for its sandy beach and access to the south west coastal path for those who enjoy walking together with access to Illogan Woods.

Upvc half obscure glazed door with canopy over leading to:

HALLWAY

Wall mounted fuse box, built-in cupboard measuring 0.81m x 1.07m (2'7 x 3'6) with shelving and housing an Albion Ultrasteel hot water system. Laminate flooring. Doors leading to:

LOUNGE/DINER

10'11" x 20'3" (3.34m x 6.18m)  
A light and airy room with a window overlooking the front elevation. Wall mounted panel heater. Laminate flooring. Bi-fold door leading to:

KITCHEN

5'9" x 13'2" (1.76m x 4.02m)  
Fitted with a good range of eye level and base units, roll edge work surfaces with recessed power sockets and tiled splash backs. Integrated fridge/freezer, single oven, hob and extractor hood. Single stainless steel bowl and drainer with space and plumbing for white goods. Window overlooking the front elevation. Laminate flooring.

BATHROOM

5'6" x 6'8" (1.69m x 2.05m)  
Panelled bath, wall mounted shower with tiled surround and a shower screen. Pedestal wash hand basin with a tiled splash back. Low level wc, wall mounted electric towel rail and a shaver point. Ventaxia low carbon extractor fan. Laminate flooring.

BEDROOM 1

11'7" x 10'11" (3.55m x 3.35m)  
Window overlooking the rear of the property and a wall mounted electric heater.

BEDROOM 2

7'5" x 10'10" (2.27m x 3.32m)  
Window overlooking the rear of the property and a wall mounted electric heater.

OUTSIDE

To the front of the property there is communal parking and a large communal garden which is mainly laid to lawn. There is also a bin storage area. To the side of the property there is private gated access leading to an enclosed area to the rear of the property which is mainly decked with a retaining wall and border. This area offers a great deal of privacy and would be safe for children and pets alike.

DIRECTIONS

Proceed into the village of Portreath passing the primary school on the left hand side and take the next turning right into Greenfield Terrace. Bear around to the right and follow the road around to the left where the property will be facing you. If using What3words: tarnished.ogre.linked.

AGENTS NOTE

TENURE: Leasehold - 999 years from February 2012. Ground Rent £10 per annum, Maintenance Charge £444 per annum.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains metered water, mains electricity and electric panel heaters.

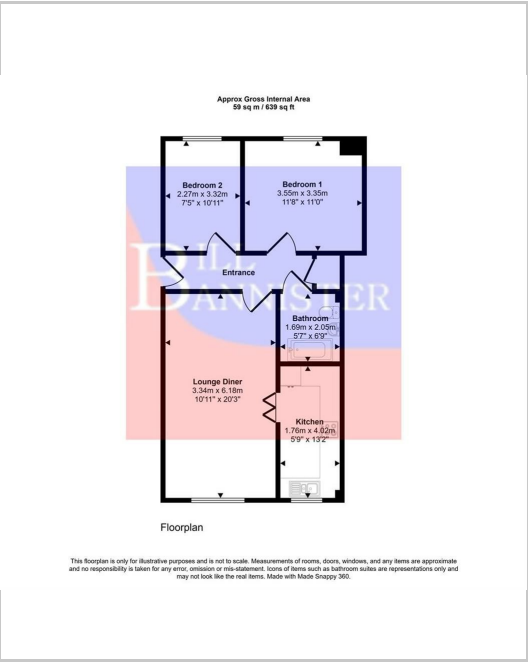
Broadband highest available download speeds - Standard 13 Mbps, Superfast 70 Mbps (sourced from Ofcom).

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

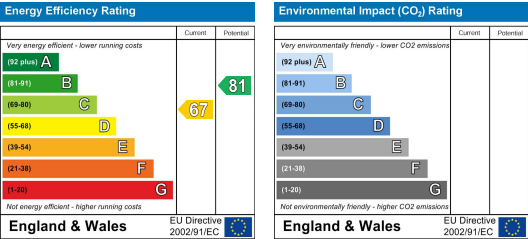
Area Map



Floor Plans



Energy Efficiency Graph



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