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# BILL BANNISTER

Sales & Lettings



## 18 Chapel Road

Tuckingmill, Camborne, TR14 8QY

**£199,950**



Situated in a convenient location, this end terraced house offers character family sized living accommodation. There are three bedrooms, a lounge and separate dining room, both with fitted gas fires, a kitchen and a ground floor shower room. The property is double glazed and externally benefits from parking to the front with lovely well stocked tiered gardens to the rear plus the bonus of two storage sheds.





We are pleased to present an opportunity to acquire this charming three bedroom end of terrace character property with a number of rustic features adding to the interior space. Located on the outskirts of Camborne and within close proximity to many local amenities and schools, the property benefits from some double glazing and two gas fires in the downstairs living areas. A ground floor shower room and three upstairs bedrooms further enhance the living space available. To the exterior, a delightfully tiered rear garden has a variety of features including lawns, a patio and a raised bed for growing and planting, all complemented by several fruit trees. To the front, the gravel driveway provides parking and there is scope to further develop the space if required.

Obscure double glazed front door with aluminium frame leading to:

**HALLWAY**

Partly obscure glazed door leading to:

**LOUNGE**

11'6" x 12'7" (3.52m x 3.84m)

Aluminium framed double glazed window overlooking the front aspect with a built-in wooden seat. Gas fire set on a tiled hearth and fireplace with alcoves either side. Traditional beamed ceiling. Twin panel obscure glazed door leading to:

**DINING ROOM**

12'2" x 8'9" (3.73m x 2.67m)

With a beamed ceiling, gas fire with a tiled hearth and fireplace. Aluminium framed window looking up to the rear aspect and garden. Understairs storage cupboard and a smoke alarm. Door to stairs leading to the first floor.

**KITCHEN**

7'1" x 7'7" (2.17m x 2.33m)

Range of eye level and base level storage cupboards and drawers. Roll edge work surfaces, space for a gas cooker and a fridge/freezer. Stainless steel sink and drainer with a tiled splash back and a Heatrae Sadia hot water heater over. Obscure glazed panel window to the side aspect and an obscure glazed aluminium framed door giving access to both the driveway and the rear of the property. Door to:

**SHOWER ROOM**

7'3" x 3'11" (2.23m x 1.20m)

Partially wood panelled with a low level wc and a wash hand basin with Hycos Handyflow hot water heater over. Gainsborough electric shower, mirrored medicine cabinet and a high level obscure glazed window to the rear aspect. Plumbing for a washing machine.

**FIRST FLOOR**

**HALF LANDING**

Window overlooking the side aspect. Smoke alarm and further steps up to bedroom 2 and 3.

**BEDROOM 1**

12'11" x 8'7" (3.96m x 2.64m)

With a sloping wood panelled ceiling. Window with a deep wooden shelf overlooking the rear aspect.

**LANDING**

Door to:

**BEDROOM 2**

8'7" x 12'7" (2.62m x 3.84m)

With a traditional fireplace and an aluminium framed double glazed window overlooking the front aspect with a deep wooden shelf.

**BEDROOM 3**

6'7" x 9'8" (2.03m x 2.95m)

Aluminium framed double glazed window overlooking the front aspect and driveway.

**OUTSIDE**

The front of the property is L shaped with a gravel driveway bordered by concrete paths with a concrete step to the front door. A door from the kitchen leads directly to the back of the drive which also gives access to the rear of the property and garden. A pathway leads to steps up towards a garden set on three levels. There is a lawned area with a dwarf wall which borders a patio area and a defined border to a raised bed for growing and planting. There are two sheds, SHED ONE 3.59m x 2.36m (11'9 x 7'8) and SHED TWO 4.53m x 2.34m (14'10 x 7'8) and a GREENHOUSE 1.88m x 1.87m (6'2 x 6'1).

**DIRECTIONS**

From our office in Redruth take the main road towards Camborne passing through Illogan Highway and Pool. At the crossroads and traffic lights at the top of Tuckingmill Hill proceed straight over and down the hill turning left by Warrior Warehouse into Chapel Road. Proceed along here and the property will be found on the right hand side.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: B.

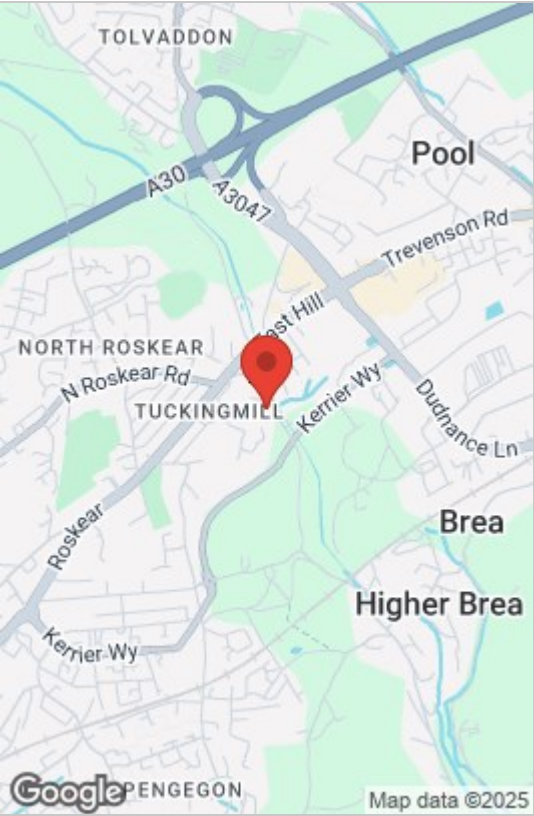
**SERVICES**

Mains drainage, mains water, mains electricity and two mains gas fires.

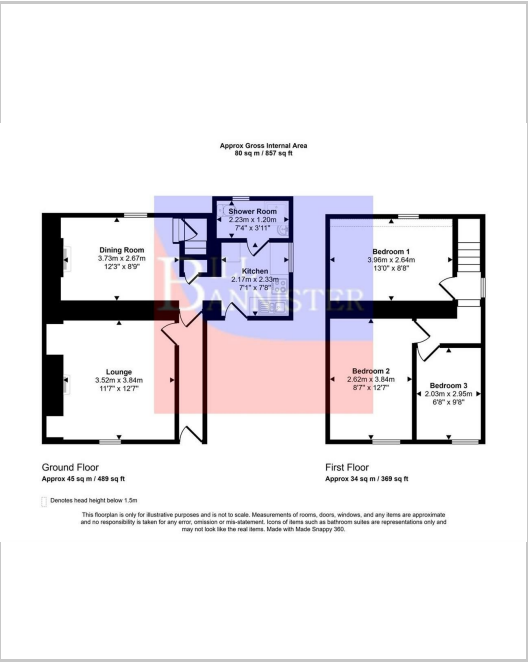
Broadband highest available download speeds - Standard 6 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

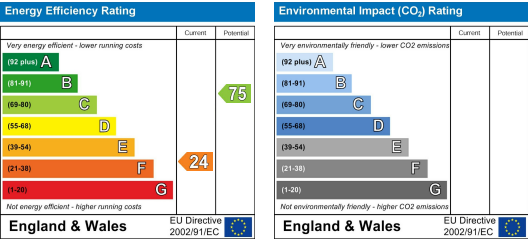
Area Map



Floor Plans



Energy Efficiency Graph



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