

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



VIEW OF WHOLE BUILDING

Flat 3, Lamorna House East Hill

Tuckingmill, Camborne, TR14 8FB

£115,000



We are pleased to offer this modern ground floor apartment ideal for first time buyers, investment or retirement and having the benefit of no onward chain. The property has a double bedroom, a lounge/diner/fitted kitchen and a bathroom. It is double glazed and this is complemented by electric heating. Externally there is a communal area and a dedicated parking space.



Very conveniently located in Tuckingmill, on the outskirts of Camborne but equally within reach of Redruth, this well presented one bedroom ground floor apartment is an ideal first time buy, investment or retirement property, offered with the benefit of being chain free. Access to the main A30 trunk road is within very close proximity and Portreath beach is approximately ten minutes by car from the property. Featuring a double bedroom, a generous lounge/dining room/kitchen with some built-in appliances and a bathroom with shower over the bath via a mixer tap. Furthermore, electric heating is supplemented by double glazing. Externally there is a communal gravel and patio area suitable for outside seating along with a dedicated parking space.

External door leading to:

L SHAPED HALLWAY

Entry phone and an airing cupboard housing a hot water cylinder. Door to:

OPEN PLAN LOUNGE/DINER/KITCHEN

10'1" x 18'2" (3.09m x 5.56m)

A very light and airy dual aspect room. One and a half bowl sink unit, roll edge work surfaces with eye level cupboards and base level drawers with splash backs. Space for white goods and a built-in hob, oven, grill and an extractor. Night store heater and spot lights.

BEDROOM

9'1" x 8'5" (2.77m x 2.59m)

With a panel radiator and a upvc double glazed window overlooking the rear car park. Smoke alarm.

BATHROOM

5'2" x 5'3" (1.59m x 1.61m)

White suite comprising a panelled bath with a tiled surround, a mixer tap, shower screen, curtain and rail. Wash hand basin with a splash back, a mirror above and a shaver point. Low level wc and an electric towel rail, Manrose extractor and shelving.

OUTSIDE

Across the hall is a doorway that will lead you to a sheltered communal area ideal for outside seating. The property also has a dedicated parking space.

DIRECTIONS

From the B&Q store head towards Camborne and turn right at the top of the hill towards the A30. Turn left at the next set of lights, proceed straight on and Lamorna House will be found on the right hand side.

AGENTS NOTE

TENURE: Leasehold - 999 year lease from 2007. Service Charge £84 per calendar month. Buildings Insurance £379.98 per annum.

COUNCIL TAX BAND: A.

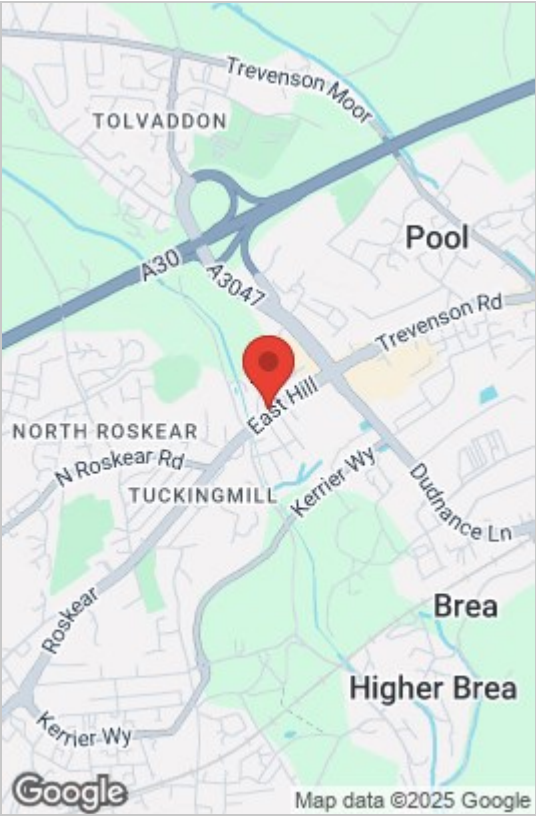
SERVICES

Mains drainage, mains water, mains electricity and electric heating.

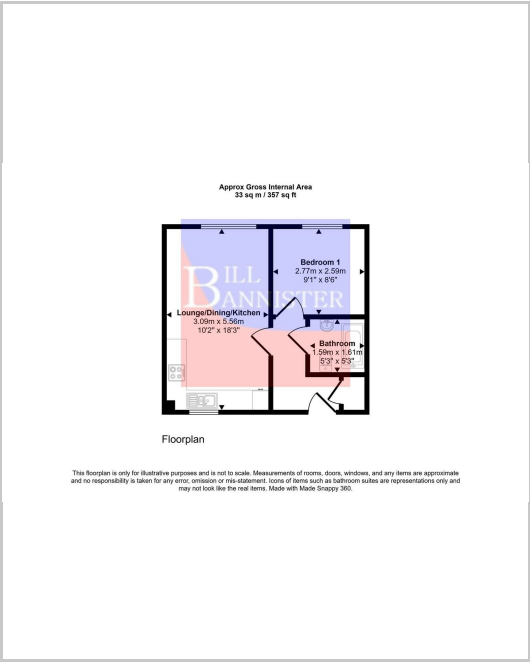
Broadband highest available download speeds - Standard 8 Mbps, Superfast, 80 Mbps (sourced from Ofcom).

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

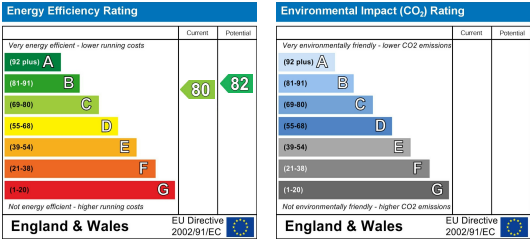
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.