

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



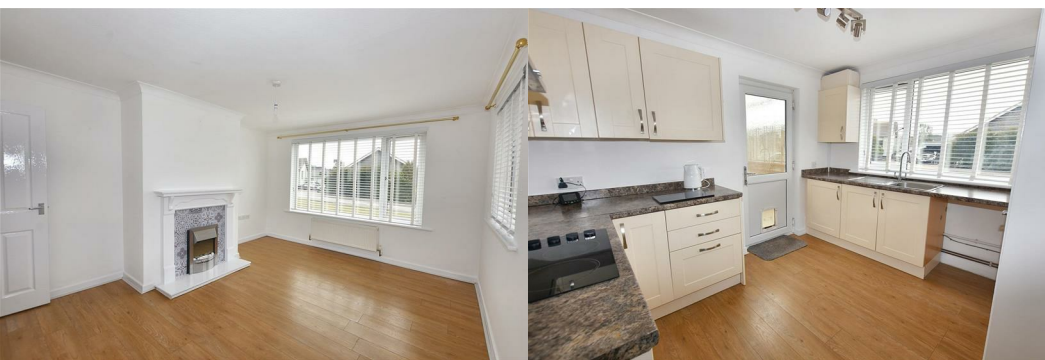
22 Penvale Close

Barrripper, Camborne, TR14 0QP

£287,000



Offered for sale with no onward chain, this lovely garage linked detached bungalow is situated in a popular residential area and benefits from very well presented accommodation. There are two bedrooms, a lounge/diner, a fitted kitchen and a shower room. The property is double glazed and this is complemented by LPG gas heating. Externally there is a lawned front garden with a garage and driveway parking. There is a lovely well enclosed rear garden laid mainly to lawn with a decked area and a useful garden shed.



Set back from the road in a very pleasant and quiet cul-de-sac, we are delighted to bring to market this very well presented, open, bright and spacious link detached two bedroom bungalow. A wide and welcoming L shaped hallway gives access to the lounge/living room which is to the front of the property. Laminate flooring and fitted venetian blinds throughout ensures continuity and the two good sized bedrooms to the rear complement a family shower room. A well equipped kitchen with some integrated appliances gives access to the side and rear where a good sized fully enclosed garden provides a safe haven for both children and pets alike. The property has an LPG fired heating system complemented by double glazing throughout. Externally, a good sized driveway could accommodate two/three vehicles along with a single garage that has both lighting and power. Furthermore and subject to the appropriate planning consent, the property may also present an opportunity to extend. Barripper is a popular residential location giving close access to Camborne and all of its associated amenities which include main line rail and bus services. Further afield, both north and south coasts are equidistant whilst many other local towns are within easy reach. Penponds Primary School is less than a ten minute walk. The St Michael's Mount Inn is a popular public house, conveniently located within a two minute walk.

Twin panel upvc frosted glazed front door with two frosted side panels leading to:

L SHAPED HALLWAY

Radiator, smoke alarm and a ceiling mounted PIV unit.

LOUNGE/DINER

11'7" x 14'9" (3.54m x 4.50m)

A dual aspect room with a upvc double glazed window overlooking the front garden and elevation with fitted venetian blinds. Upvc double glazed window to the side aspect with fitted venetian blind. Electric fire set into a fireplace and hearth.

BEDROOM 1

10'8" x 11'4" (3.26m x 3.47m)

Upvc double glazed window with fitted venetian blind and radiator under overlooking the rear garden and elevation.

BEDROOM 2

10'11" x 10'0" (3.34m x 3.05m)

Upvc double glazed window with fitted venetian blind and radiator under overlooking the rear garden and elevation.

KITCHEN

9'7" x 11'5" (2.93m x 3.49m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces, stainless steel sink and drainer. Upvc double glazed window overlooking the front garden and elevation with fitted venetian blind. Space for washing machine and space for a tall fridge/freezer. Full height storage cupboard housing a Worcester boiler and shelf space. Integrated Bosch oven/grill and an integrated hob with a Comfy extractor over. Upvc door with frosted double glazed glass panel leading to the side of the property.

SHOWER ROOM

5'10" x 6'6",39'4" (1.79m x 2,12m)

Low level wc and a wash hand basin in a vanity unit. A corner quadrant shower cubicle fitted with a Triton Opal 3 electric shower and aqua board splash backs. Two white storage cupboards with built-in handles, two air vents, loft access hatch and a radiator.

OUTSIDE

To the front a driveway provides parking facilities and leads to a GARAGE 2.84m x 4.70m (9'4 x 15'5) with an up and over door, a double glazed upvc window to the rear, lighting and power. The front garden is mainly laid to lawn with a shingle border and a pathway leading to a side gate. From the side kitchen door there is access to the LPG storage tanks and a gate leading to the front garden. A slabbed pathway is bordered by a raised shingle area with mature bushes leading to a further shingle pathway border with a fully enclosed rear garden and raised decking area to the corner. The rear garden is laid mainly to lawn with borders of mature bushes and shrubs with a further shingle border and an external twin power socket. There is a useful shed with lighting and power.

DIRECTIONS

From the roundabout at Camborne Tesco proceed towards the town centre. Proceed though Centenary Street and Trevenson Street and at the mini roundabouts proceed straight on into South Terrace passing the Police Station on your left. Continue straight over the mini roundabout and take the turning right marked Barripper and Carnhell Green. Continue into the village turning right into Penvale Close and then first left where the property will be found on the right.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

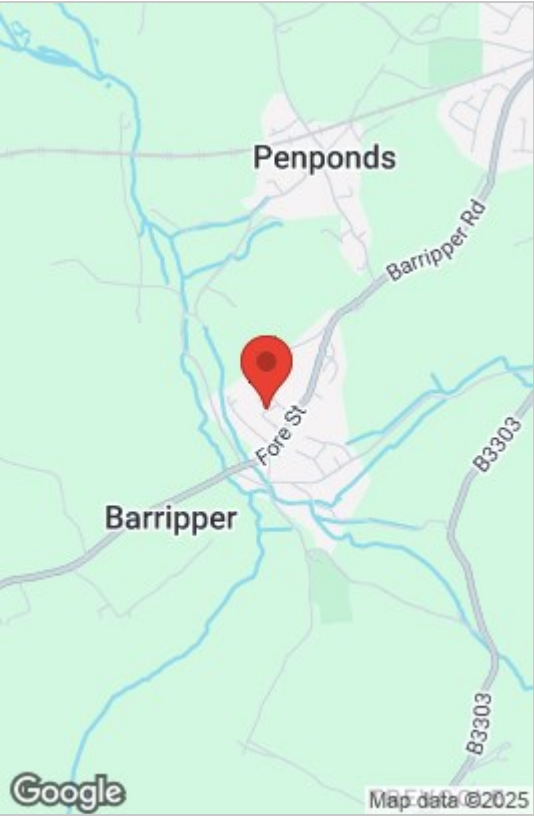
SERVICES

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

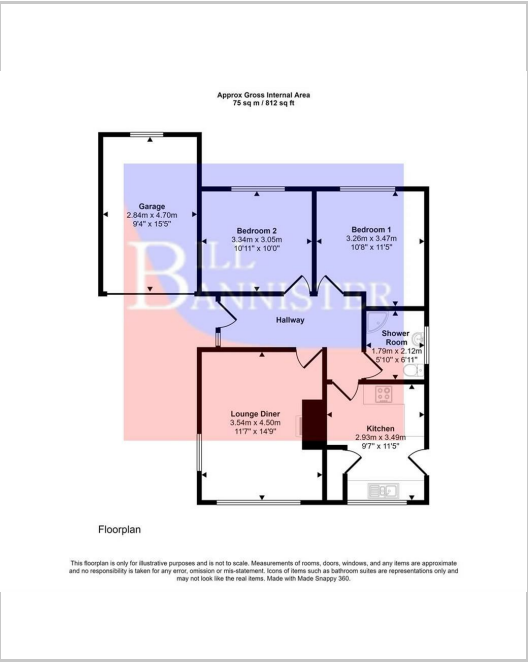
Broadband highest available download speeds - Standard 6 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three None, O2 Limited, Vodafone Limited (sourced from Ofcom).

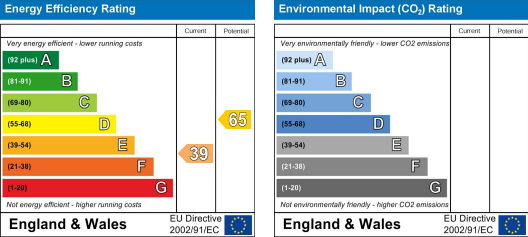
Area Map



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.