

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



28 Park An Tansys

Pengegon, Camborne, TR14 7PA

£189,950



Ideal for first time buyers or investment purposes, this beautifully modernised semi detached house benefits from two bedrooms, an open plan lounge/diner/kitchen with integrated appliances and a first floor shower room. The property is double glazed and this is complemented by gas fired central heating. Externally there is a lovely well stocked rear garden with the bonus of two storage sheds, a lawned front garden and driveway parking for two vehicles.



Situated in a particularly quiet cul-de-sac, we are very pleased to have the opportunity to offer this 'ready to move in to' two bedroom house, delightfully modernised to a high standard by the current vendors. This property would make an ideal first time buy and as previously highlighted, is very much move ready! Internally, a harmonious blend of functionality and style is evident, presented as an open plan living and dining area brought together in a natural flow thanks to engineered wooden flooring throughout. A warm, country style kitchen offers rustic charm blended with timeless functionality given that it comes already fitted with a wide range of integrated appliances including a fridge/freezer, oven, gas hob, dishwasher, washing machine and microwave all complemented by solid wood work surfaces. To the first floor, there are two double bedrooms, the front offering far reaching expansive views whilst the rear overlooks the pleasantly laid out rear garden and both bedrooms are complemented by a well equipped family shower room, again, all linked by Altro wood effect flooring. Externally, a very peaceful back garden boasts several mature plants, bushes and trees, all bordered by a patio area and slabbed pathways. A raised decking area boasts far reaching sea views over towards the south Cornish coastal area. Furthermore, there is a large shed/workshop which has lighting, power and additional storage cupboards. There is also a second shed making an ideal gardener's companion! To the front, there is a lawned garden along with a block paved driveway offering parking for up to two vehicles whilst there is further street parking available if required. Location wise, the house benefits from being within a short walking distance of several local amenities in the village of Beacon, namely a convenience store, a butchers and a fish and chip shop along with a public house. There is a local Tesco supermarket within a fifteen minute walk or an approximate three minute drive from the property. Further afield, the A30 trunk road is around two miles away. Portreath beach can be reached in around fifteen minutes by car and both Tehidy Country Park and Tehidy Golf Club are within similar distances.

Upvc obscure double glazed twin panel front door leading to:

OPEN PLAN LOUNGE/KITCHEN/DINER

LOUNGE AREA

12'1" x 14'1" (3.69m x 4.30m)
Stairs to the first floor, smoke alarm and a upvc double glazed window overlooking the front garden and elevation with a day/night blind. Engineered wood floor throughout the ground floor. Gas log burner effect fire, a white vertical designer wall mounted radiator and an open understairs storage area. Bi-fold doors to a further understairs storage cupboard with hanging space and shelving. Stairs with solid oak open slatted dividers and a solid oak handrail.

KITCHEN/DINER

12'1" x 8'2" (3.69m x 2.50m)
Range of eye level and base level storage cupboards and drawers. Integrated Zanussi fridge/freezer, integrated Zanussi hob, integrated Hotpoint oven and grill with Elica extractor over, integrated Zanussi dishwasher, integrated Zanussi washer/dryer and an integrated high level AEG microwave. Roll edge wooden work surfaces with a ceramic one and a half bowl sink with a spring neck mixer tap. Cupboard housing an Alpha E-tec 28 gas boiler. Upvc double glazed door to the rear and a upvc double glazed window overlooking the rear with a day/night blind.

FIRST FLOOR

L SHAPED LANDING

With Altro solid wood flooring throughout the first floor. Loft access hatch with a pull down ladder.

BEDROOM 1

12'3" x 7'9" (3.75m x 2.37m)
Two upvc double glazed tilt opening windows overlooking the rear garden and elevation with fitted shutters. Radiator.

BEDROOM 2

9'1" x 8'2" (2.78m x 2.49m)
Two upvc double glazed tilt opening windows overlooking the front garden, elevation and views beyond with fitted shutters. Radiator and a storage cupboard with louvre doors.

SHOWER ROOM

5'11" x 5'11" (1.81m x 1.81m)
Built-in wc and wash hand basin in a vanity unit with storage cupboards and a mirrored medicine cabinet above. Tiled splash back, obscure double glazed window to the side aspect with fitted venetian blind. Wall mounted towel radiator. Quadrant shower cubicle with a Mira Jump electric shower and a Ventaxia extractor fan.

OUTSIDE

To the front there is a sloping garden laid mainly to lawn with a fenced border adjacent to the path leading to the front door. A block paved driveway provides parking for two vehicles A side access path leads to a gate providing access to the rear garden. There is a patio ramp from the kitchen leading down to a patio area and a fully enclosed rear garden. Gates access the front of the property and pathway borders, raised beds and shingle areas with mature plants, bushes and an apple tree. A path leads up to a GARDEN SHED/WORKSHOP 1.97m x 3.61m (6'6 x 11'10) with lighting and power plus eye level and base level storage cupboards. A shingle path leads to a raised decking area which offers far reaching sea views towards the south coast and a path leads to a second GARDEN/POTTING SHED 2.07m x 1.56m (6'9 x 5'1) with a work bench. An external tap and shed power isolator switch.

DIRECTIONS

From Tesco roundabout in Camborne proceed along Foundry Road, over the railway line and up to the next roundabout. Take the second left exit and follow this road up to the next roundabout taking the first exit left into Park An Tansys. Number 28 will be found in the second cul-de-sac on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

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

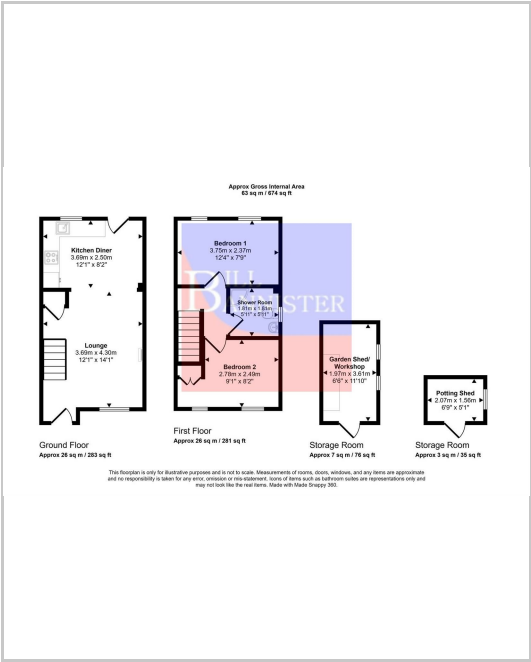
Broadband highest available download speeds - Standard 10 Mbps, Superfast 70 Mbps (sourced from Ofcom).

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

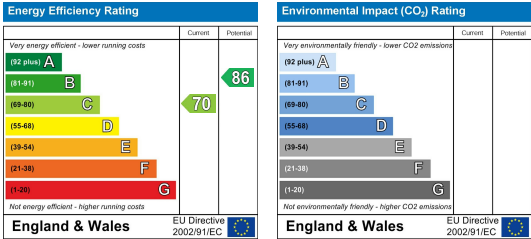
Area Map



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.