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BILL BANNISTER

Sales & Lettings



8 Jan Luke Way , Camborne, TR14 8FQ

Guide Price £210,000



Situated in a convenient location close to amenities, this beautifully presented modern end terraced house benefits from two bedrooms, an open plan lounge/diner/fitted kitchen, a first floor family bathroom and the bonus of a ground floor wc. The property has gas fired heating and is double glazed throughout. Externally there is parking to the front for two vehicles and a well enclosed rear garden.



This quite immaculately presented modern end of terrace house is situated in a most convenient location and would make an ideal first family home. Offering family sized living accommodation with an open plan environment on the ground floor level, there are two bedrooms and a bathroom to the first floor. The property benefits from a bight and airy L shaped kitchen/diner/lounge with double glazed French doors leading to the rear garden. Within this open plan layout there is a fitted kitchen with integrated oven and hob with additional space for white goods and plumbing for a washing machine. Furthermore, there is the added convenience of a downstairs WC situated in the entrance vestibule. To the first floor there are two double bedrooms complemented by a family bathroom. The property is double glazed throughout and this is complemented by gas fired heating. Externally there is a block paved driveway to the front with parking for up to two vehicles and a very pleasant and well presented fully enclosed rear garden. Built in 2016, the property is situated in a modern residential development where there is a large supermarket within a five minute walk. The house is also close to Camborne town centre with its comprehensive amenities, rail and bus transport links and furthermore the A30 trunk road is within two miles. Further afield, Portreath beach can be reached in less than fifteen minutes by car, Tehidy Country Park is within a similar distance as is Tehidy Park Golf Club. Redruth town centre can also be accessed within around fifteen minutes by car.

Front door with double obscure glazed panel leading to:

ENTRANCE VESTIBULE

Radiator, mains smoke alarm and a storage cupboard. Door to:

WC

Low level wc, wash hand basin with a tiled splash back, extractor fan and a radiator.

OPEN PLAN LOUNGE/KITCHEN/DINER

13'7" x 24'0" (4.15m x 7.32m)

KITCHEN/DINER AREA

Fitted with a range of eye level and base level storage cupboards and drawers. Upvc double glazed window overlooking the front driveway and aspect with a stainless steel sink and drainer below. Integrated Zanussi gas hob with extractor above and a Hisense integrated oven and grill below. Radiator and door to understairs storage cupboard.

LOUNGE AREA

Upvc double glazed French doors leading to the rear garden with a upvc double glazed side window and side panel. Radiator and stairs to the first floor.

FIRST FLOOR

LANDING

Loft access hatch, mains powered smoke alarm and a mains powered CO2 alarm. Cupboard housing a Potterton Promax boiler with further storage space.

BEDROOM 1

13'6" x 8'10" (4.13m x 2.71m)

Two upvc double glazed windows overlooking the front drive and aspect. Radiator.

BEDROOM 2

13'7" x 8'4" (4.15m x 2.55m)

Two upvc double glazed windows overlooking the rear garden and aspect. Radiator.

FAMILY BATHROOM

4'11" x 6'11" (1.52m x 2.11m)

Low level wc and a wash hand basin with a tiled splash back and mirrored medicine cabinet above. Bath with a thermostatic shower over, tiled splash back and glass shower screen. Radiator and an extractor fan.

OUTSIDE

To the front of the property there is a block paved driveway for up to two vehicles. There is a pathway leading to the front door, a gravelled feature and an external wall light. The rear garden is fully enclosed with a patio area and patio slabs leading to a rear gate giving access to the rear of the property (shared with three other properties). The garden is mainly laid to lawn with borders of plants and shrubbery with a gravel feature.

DIRECTIONS

Approaching the roundabout at Camborne Tesco from the Redruth direction take the first exit left into Kerrier Way. Proceed straight on at the traffic lights and take the third turning right into Jan Luke Way and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICE CHARGE: £190 per annum.

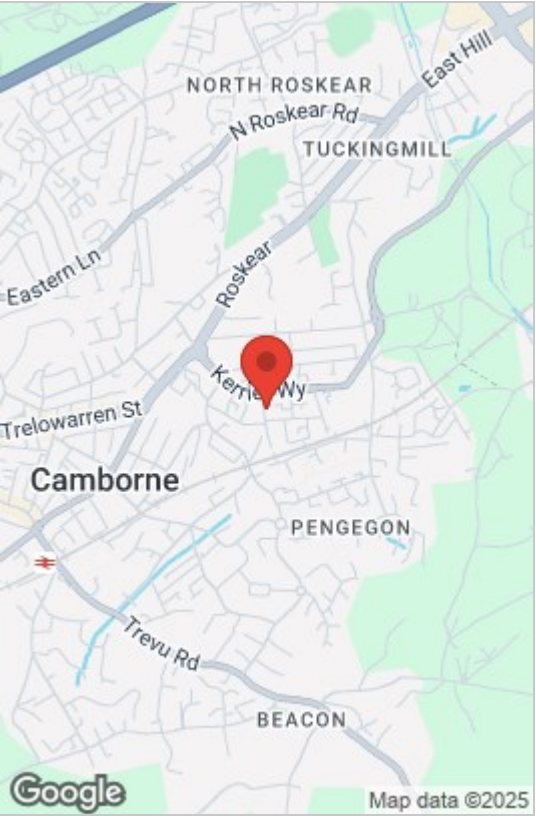
SERVICES

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

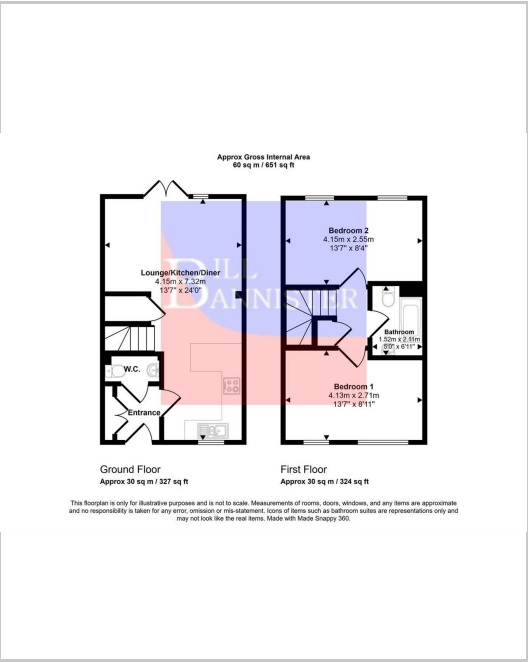
Broadband highest available download speeds - Standard 11 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

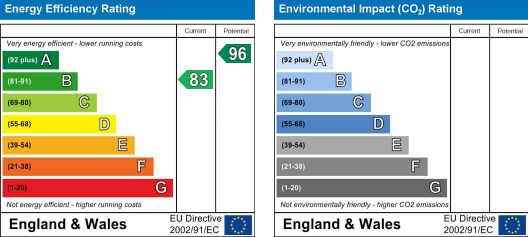
Area Map



Floor Plans



Energy Efficiency Graph



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