

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## 64 Pendarves Street

Tuckingmill, Camborne, TR14 8RF

**£180,000**



Ideal for first time buyers or perhaps investment purposes, this end terraced house is situated in a convenient location and offers well presented accommodation. There are two bedrooms to the first floor and to the ground floor is a lounge, a well fitted kitchen/diner with French doors to the rear and a family bathroom. The property is double glazed and has gas fired heating. Externally there is a well enclosed rear garden.



This is a well presented end of terrace home ideally situated for facilities and offering two bedroomed accommodation. There is a lounge with a pebble effect electric fire and the kitchen/diner is well appointed. There is double glazing complemented by gas fired heating. To the rear there is a well enclosed garden with a gate leading to a council owned car park where free parking is available to nearby residents. Tuckingmill has shopping facilities, a public house and a regular bus service to both Redruth and Camborne.

HALLWAY

With a double glazed door and stairs to the first floor

LOUNGE

13'3" x 12'4" (4.05m x 3.76m)

With a focal point electric pebble effect fire and surround (the vendors have kept the original fireplace which at present has been boarded over). Understairs cupboard and two backlit alcoves with shelving and cupboards, one of which houses the electric meter.

INNER HALL

With a built-in cupboard.

KITCHEN/DINER

11'8" x 14'3" (3.56m x 4.35m)

Fitted with plenty of base units with storage facilities and an ingenious built-in ironing board. There is a circular bowl stainless steel sink unit and a fitted oven, hob and cooker hood. Gas boiler and double doors to the rear.

BATHROOM

4'7" x 9'2" (1.41m x 2.80m)

Twin grip panelled bath with a mixer, shower and a screen. Wash hand basin and a low level wc. Ladder radiator and spot lighting.

FIRST FLOOR

BEDROOM 1

9'2" x 12'4" max (2.81m x 3.76m max)

With a built-in cupboard, a recess and a radiator.

BEDROOM 2

8'7" x 9'2" max (2.62m x 2.81 max)

Loft access and a radiator.

OUTSIDE

There is an enclosed lawned rear garden with a pedestrian gate leading to quite an extensive council car park which is free to use by the residents of the local properties.

DIRECTIONS

Leaving the A30 at the first Camborne exit bear left and at the traffic lights turn left again up to the crossroads and traffic lights at the top of Tuckingmill Hill. Turn right towards Camborne down to the bottom of the hill and the property will be found approximately half way up the hill on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

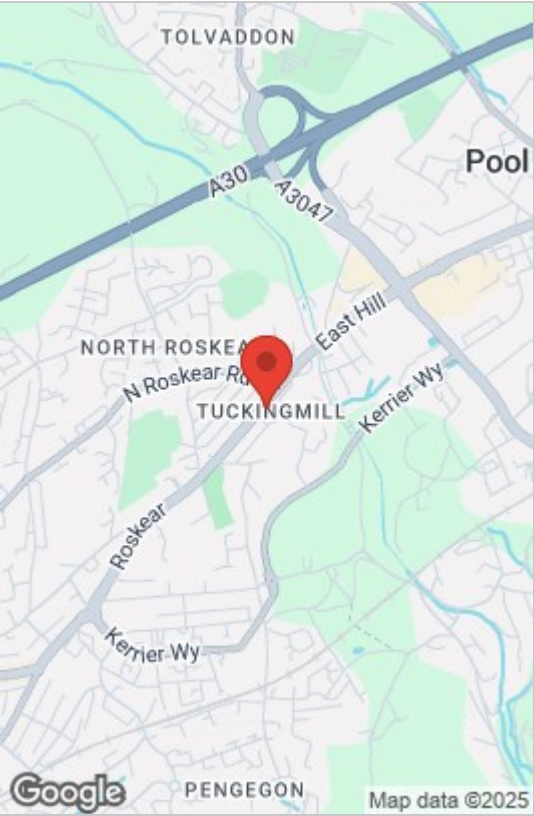
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 9 Mbps (sourced from Ofcom).

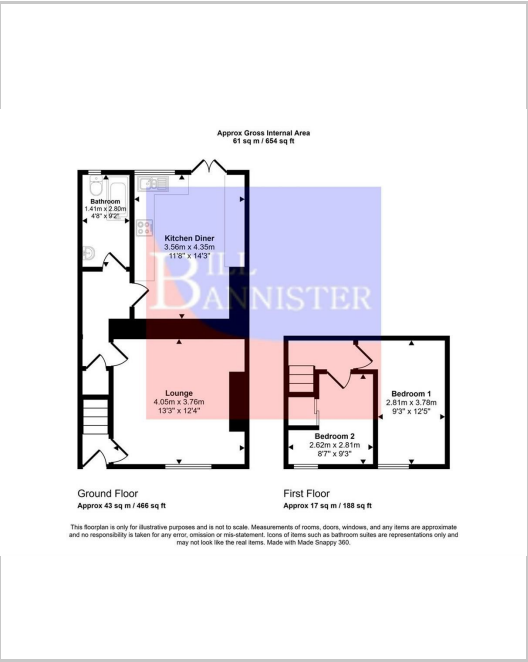
Mobile signal -

EE - Good outdoor only, Three - Good outdoor & indoor, O2 - Good outdoor only, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

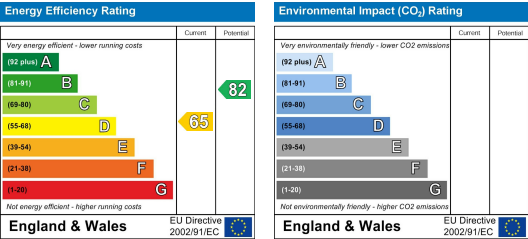
Area Map



Floor Plans



Energy Efficiency Graph



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