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BILL BANNISTER

Sales & Lettings



47 Penware Parc

Camborne, TR14 7QR

£335,000



Situated in a popular residential location, this corner plot detached bungalow has been beautifully renovated and offers well proportioned accommodation. There are two bedrooms with built-in wardrobes, an L shaped lounge/diner leading to a conservatory, a well fitted kitchen, a family shower room and a front porch. The property has gas heating complemented by double glazing with the bonus of owned solar panels. Externally there is a good sized garage, three sheds, parking for several vehicles and well laid out gardens.



Occupying a large corner plot within this quiet estate, we are delighted to bring to market this conveniently located two bedroomed bungalow which has been tastefully and thoughtfully renovated to a particularly high standard by the current vendors and as a consequence, early viewing is recommended. Internally, the front door opens into a triple aspect conservatory/porch. From here, French doors give access to the internal hallway that provides direct access to all rooms in the property. The triple aspect and spacious lounge/living room overlooks the very well presented garden and gives open access to the conservatory/diner that offers the same outlook and leads to an outdoor decking patio. At the heart of this bungalow, the very modern kitchen offers adjoining access to the living areas and comes well equipped with plenty of storage in the form of light grey gloss units with built-in handles, some integrated equipment including a five ring gas hob and space for additional freestanding appliances. There are two bedrooms, both offering built in wardrobes and complemented by a family shower room that includes a large waterfall shower. The tasteful improvements made internally are continued outside with the addition of solar panels, a very pleasant oval edged front garden that wraps around the whole property frontage and offers plenty of room for the keen gardener to exploit and furthermore provides opportunities to relax on the raised patio decking area. An ample driveway allows parking for five to six vehicles, comes with an electric vehicle charging point and from there leads to a generously sized single garage and workshop with lighting, power and an up and over electrically operated garage door. Furthermore, there are three sheds, two with both power and lighting and a third with just lighting. In terms of location, the property is conveniently located for Camborne town centre which is within a twenty minute walk or short drive. Further afield, the coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in less than fifteen minutes by car whilst the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Club, are within a similar distance. The property location is also within proximity to many other North Cornwall coastal towns as well as many other surrounding attractions being easily accessible.

Upvc front door with clear double glazed panels opens into:

FRONT PORCH/CONSERVATORY

8'0" x 7'8" (2.44m x 2.34m)

A triple aspect room with a radiator. Double doors with glazed panels lead to:

HALLWAY

With a designer radiator, loft access hatch and a full height storage cupboard.

LOUNGE/DINING ROOM

17'3" x 10'3" + 7'8" x 9'7" (5.28m x 3.14m + 2.36m x 2.93m)

L shaped room with a triple aspect. Upvc double glazed window overlooks the front garden and aspect. Decorative timber panelling and three tall designer radiators. Upvc double glazed window overlooking the side garden and out onto the raised decking area. A further upvc double glazed window overlooking the driveway. Open access to:

CONSERVATORY

9'10" x 8'7" (3.01m x 2.64m)

A triple aspect room with upvc double glazed windows throughout. Obscure double glazed panel leading out to the front garden.

KITCHEN

10'4" x 14'2" (3.16m x 4.34m)

Fitted with a range of eye level and base level gloss light grey storage cupboards and drawers with built-in handles and accompanying straight edge work surfaces. Integrated Russell Hobbs gas hob and an integrated Russell Hobbs extractor hood above. Space for a tall fridge/freezer and an integrated Smeg double oven with grill. Composite one and a half bowl sink and drainer with a tiled splash back below a upvc double glazed window overlooking the side aspect. Metro wall tiles throughout on all four walls. Space and plumbing for a washing machine plus space and plumbing for a dishwasher. Mains heat/CO2 alarm. Upvc door with an obscure double glazed panel leads out to the driveway and garage.

BEDROOM 1

12'8" x 8'10" (3.87m x 2.71m)

Upvc double glazed window overlooking the garden and front aspect with a designer radiator below. Built-in dark grey gloss wardrobe with built-in handles having hanging space, shelved storage and drawers.

BEDROOM 2

9'5" x 9'4" (2.88m x 2.86m)

Upvc double glazed window to the side aspect with a designer radiator below. Built-in wardrobe with hanging space and shelved storage.

FAMILY SHOWER ROOM

7'3" x 5'2" (2.22m x 1.58m)

With aqua board throughout. Low level wc and a wash hand basin built into a vanity unit with a light-up mirror above. Quadrant shower cubicle with a Mira Azora thermostatic shower. Wall mounted towel radiator, extractor and a white plastic clad ceiling. Obscure double glazed window to the side aspect.

OUTSIDE

To the front a gateway opens onto a pathway leading to the front door and conservatory. The garden wraps around the property with the front being primarily laid to lawn with raised gravel borders. There is a raised decking area and the two lawned areas are bordered by block paving patios. A side pathway leads up to a side access to the garage. and a block paved pathway leads to a raised decking area. The rear has a driveway providing parking for five/six vehicles with an electric vehicle charging point. External tap and an external light. The driveway leads down to a generously sized SINGLE GARAGE 3.98m x 5.02m (13'1 x 16'6) with lighting, power, a wash hand basin and an electric up and over door. There are three sheds with lighting in all three and power in two.

DIRECTIONS

From the Camborne library, proceed along South Terrace, straight over the mini roundabout passing the Police Station on the left and as the road bears to the left turn right into Barripper Road. Take the first right into Penware Parc and then first right following the road around where the property will be found on the left hand corner.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity, mains gas heating and solar panels (owned).

Broadband highest available download speeds - Standard 13 Mbps, Superfast 79 Mbps (sourced from Ofcom).

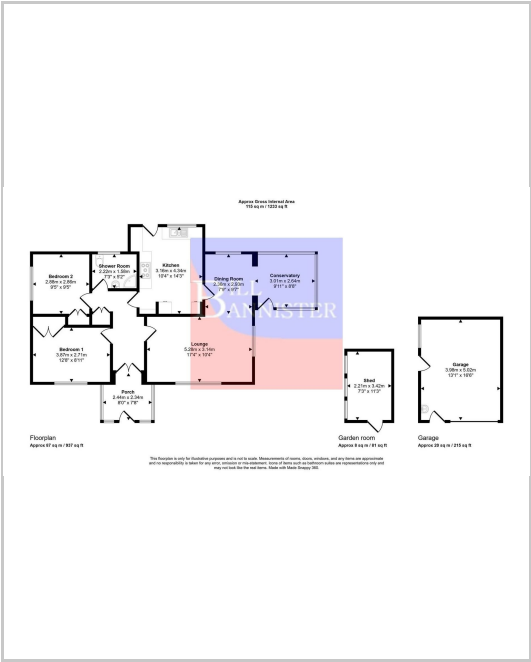
Mobile signal -

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

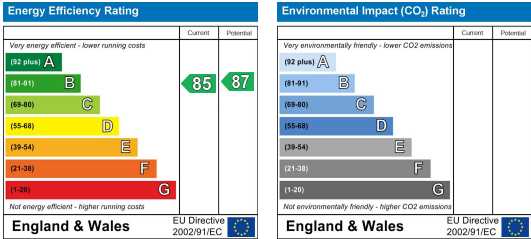
Area Map



Floor Plans



Energy Efficiency Graph



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