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BILL BANNISTER

Sales & Lettings



20 Polwheal Road

Tolvaddon, Camborne, TR14 0EU

£199,950



Ideal for first time buyers or perhaps investment purposes, this modernised end of terraced offers very well presented accommodation with two bedrooms, a lovely open plan lounge/kitchen/diner with the lounge area having the addition of a wood burner and the kitchen area is fitted with some integrated appliances and patio doors to the rear garden. Externally there are enclosed low maintenance gardens to both front and rear with the bonus of parking facilities and a garage in a block.



Situated on a popular residential development, we are pleased to bring to market this two bedroomed end of terraced house, built in the 1970's and modernised to a high standard by the current vendors and as such, would make an ideal 'ready to move into' first property purchase Set back from the road in a cul-de-sac, there is an entrance porch that leads into an open plan lounge/kitchen/diner which provides an overall integrated living experience. The lounge area benefits from a recently installed wood burner that sits on a matching granite hearth. The kitchen area has an induction hob with oven and grill, both integrated. To the first floor, you will find a large double bedroom offering far reaching views towards open countryside to the south east. There is a second bedroom that itself offers views towards the west. Both bedrooms are complemented by a very well presented, fully tiled, family bathroom. Externally, to the rear there is a well thought out and fully enclosed low maintenance garden, predominantly decking which is of a split level layout with raised borders offering various planting opportunities. To the front, there is again, a very low maintenance, primarily gravelled front garden that can serve as a driveway for up to two vehicles. There is also a separate single garage in a block which is very close by. In terms of location, the Tolvaddon area has its own convenience store which can be reached in under ten minutes on foot or via a two minute drive. The property is within approximately half a mile of the A30. Further afield, the towns of Camborne and Redruth are equidistant and can be reached in around ten minutes by car. Tehidy Country Park and Tehidy Golf Club can also be reached in less than ten minutes by car whilst the coastal town of Portreath, with its beach and access to the South West Coastal Path can also be reached by car in a similar time.

Upvc obscure double glazed front door opening to:

ENTRANCE PORCH

4'10" x 4'7" (1.48m x 1.40m)

Frosted double glazed window to the front and an internal front door with a single glazed panel leading to:

OPEN PLAN LOUNGE/KITCHEN/DINER

LOUNGE AREA

13'8" x 14'0" (4.18m x 4.27m)

With stairs to the first floor and a wood burner set on a granite hearth. Upvc double glazed window overlooking the front aspect. Understairs storage area.

KITCHEN/DINING AREA

13'10" x 9'0" (4.22m x 2.76m)

Fitted with a range of eye level and base level storage cupboards and drawers with soft door closure. Ceramic single bowl sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Integrated Samsung induction electric hob with an integrated Zenussi double oven and grill below. Tiled splash backs. Double patio doors leading to the rear garden and decking.

FIRST FLOOR

LANDING

Loft access hatch and a high level storage cupboard housing a hot water cylinder with slatted shelved storage above.

BEDROOM 1

14'4" x 11'1" (4.38m x 3.38m)

Two upvc double glazed windows overlooking the front garden and aspect with far reaching views over open countryside towards the south east.

BEDROOM 2

7'4" x 11'8" (2.25m x 3.56m)

Upvc double glazed window overlooking the rear garden and aspect with far reaching views towards the west.

FAMILY BATHROOM

6'1" x 6'4" (1.86m x 1.95m)

Fully tiled with a low level wc and a wash hand basin with a battery light-up mirror above. Bath with a Mira Sport electric shower over and a glass shower screen. Wall mounted towel radiator.

OUTSIDE

The front garden is low maintenance being primarily laid to gravel and being walled to both sides leading to a slabbed patio and decking feature leading to the front door. Patio doors lead out from the kitchen/diner into the rear garden which is low maintenance and predominantly of split level decking leading down to a rear gate which opens out to rear pedestrian pathway. There are borders of raised planters and bark chippings. External tap. There is a separate SINGLE GARAGE located in a block with an up and over door.

DIRECTIONS

From the A30 westbound take the first Camborne exit and keep in the right hand lane. At the lights turn right under the A30 and take the slip road to the left passing the fire station. Take the first turning right and then left at the top of the cul-de-sac following the road around where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

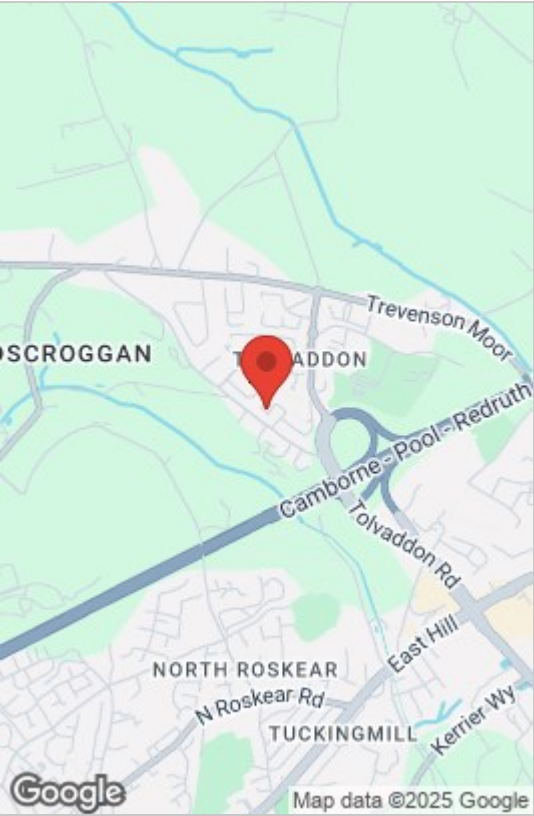
Mains drainage, mains water, mains electricity and a wood burner.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

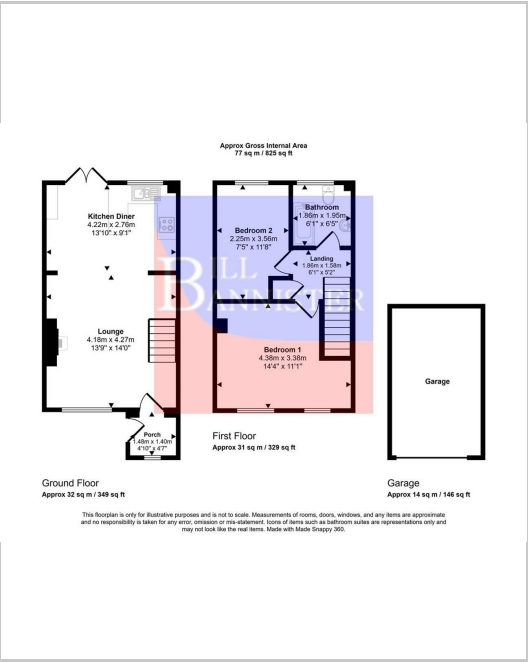
Mobile signal -

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

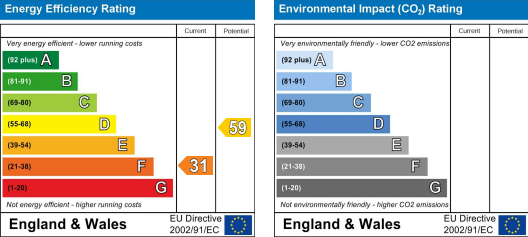
Area Map



Floor Plans



Energy Efficiency Graph



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