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Sales & Lettings



# 1 Chapel Terrace Penberthy Road

Portreath, Redruth, TR16 4LP

**Guide price £225,000**



Situated in the popular village of Portreath with approximately half a mile of the sandy beach, this end terraced cottage is now in need of updating and is offered with no onward chain. The property benefits from a lounge, a kitchen/diner, shower room with a separate wc and two first floor bedrooms. Externally there are gardens to both front and rear with the bonus of parking facilities.





Offered with the benefit of no onward chain, this character cottage is situated in the ever popular coastal village of Portreath. Now ready to update to your own requirements, it has two bedrooms, a lounge with a beamed ceiling, a kitchen/diner and a shower room plus a separate wc. Externally there is a front garden with parking available and a side alley leads to the rear garden which also has a summerhouse. The property is within a few hundred yards of the village centre with shops, public houses and the well known surfing beach plus the coastal footpath.

### ENTRANCE HALL

With a large built-in cupboard and stairs to the first floor.

### LOUNGE

11'11" x 12'7" (3.65m x 3.84m)

A focal tiled fireplace flanked by alcoves having cupboards. Open joist ceiling.

### KITCHEN/DINER

8'10" x 8'8" (2.71m x 2.66m)

Single drainer stainless steel sink unit plus working surfaces with storage beneath and space for white goods. Eye level cupboards and understairs storage. Laminate flooring, a rear door and a further built-in cupboard.

### SHOWER ROOM

4'9" x 6'10" (1.46m x 2.10m)

Shower cubicle with a Redring electric shower. Pedestal basin and an airing cupboard housing a hot water cylinder.

### SEPARATE WC

### FIRST FLOOR

#### BEDROOM 1

10'1" x 12'9" (3.08m x 3.89m)

#### BEDROOM 2

7'9" x 9'2" (2.37m x 2.80m)

With built-in shelving.

### OUTSIDE

4'11" (1.5)

The front garden is mostly enclosed with the wall being partially removed to allow vehicular access. There is a side pathway flanked by a long narrow OUTBUILDING 5.00m x 1.40m + 2.00m x 1.50m (16'4 x 4'7 + 6'6 x 4'11) in need of some work. The rear garden is laid to lawn and having a path being partly shared by the next door neighbour. There is a summerhouse and to the side of this there is a former access where at one time there was a garage. The vendor is speaking to his solicitor with regard to confirmation of ownership and the access way which has not been used for some time.

### DIRECTIONS

From our office in Redruth proceed along Chapel Street and all the way down to the roundabout by Tesco. Continue straight over under the bridge all the way to the village of Portreath. Passing the school on your left you will then see the Millennium Hall on your right with the date 1858 on it. The property is next door to this.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

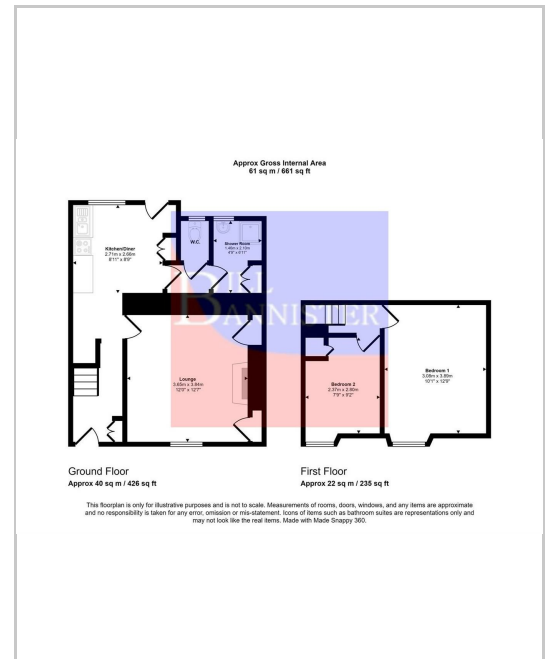
### SERVICES

Mains drainage, mains metered water, mains electricity.

## Area Map



## Floor Plans



## Energy Efficiency Graph

