66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333
e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER
Sales & Lettings

39 Chapel Road

Tuckingmill, Camborne, TR14 8QY

£145,000

2 1 2 F

39 Chapel Road

Tuckingmill, Camborne, TR14 8QY

£145,000

Offered chain free and located on the outskirts of Camborne and within close proximity to many local amenities and schools, we bring to market this two bedroomed mid terraced property which would make an ideal first purchase or as an investment. Requiring modernisation on the inside and some attention to the gardens, this property has a deceptively spacious ground floor with a long garden to the rear and will certainly make a project on which to put your own stamp. On entry, the front door opens to a staggered hallway with stairs accessing the first floor. A door opens to the lounge/living room with a tiled fireplace and a night storage heater. The hallway links through to the dining room which has a tiled fireplace and full open access to the galley style kitchen. From the kitchen, access is given to a rear passageway which links to the rear garden and the downstairs bathroom. Stairs with a ninety degree left turn access the first floor landing where you will find both bedrooms which are sited at the front of the property. Externally, a pedestrian pathway leads to the entrance to the primarily laid to lawn front garden of the property which is south west facing with traditional walled borders. The rear garden is accessed from the passageway adjacent to the kitchen, the door opening to a side patio which leads to a pathway bordered by a dwarf wall. There are steps up to the lawned garden which has great potential to develop and nurture. This long garden leads to a shed beyond which are steps up to a timber built double garage, entered via a side door. The front of the garage opens out onto a shared access lane. Please note that we understand from the vendor that the garage does require some attention. In terms of location, there are a number of amenities within walking distance. Camborne town centre, with many local amenities including doctor's surgeries, dentists and a comprehensive range of retail businesses, including chain stores and independents, is just over one mile distant, around a thirty minute walk or short drive. Camborne also offers a mainline railway station along with a bus station. Further afield, Portreath with its beach and access to the South West Coastal Path can be reached in less than fifteen minutes by car along with Tehidy Country Park and Tehidy Park Golf Club which are within a similar distance.

Upvc door with two decorative obscure double glazed panels opens to:

HALLWAY
5'1" x 11'6" (1.56m x 3.52m)

A staggered hallway with stairs to the first floor and an understairs storage cupboard.

LOUNGE
9'6" x 11'10" (2.92m x 3.62m)

Upvc double glazed bay window overlooking the front garden and aspect. Creda automatic night storage heater. Coal effect gas fire set on a tiled hearth within a tiled fireplace surround having shelved alcoves either side. Doors open to:

DINING ROOM
15'5" x 7'10" (4.72m x 2.41m)

Coal effect gas fire set on a tiled hearth within a tiled fireplace surround. Upvc double glazed window overlooking the side patio, rear garden and aspect. Open access to:

KITCHEN
7'6" x 12'0" (2.30m x 3.67m)

A galley style kitchen fitted with a range of eye level and base level storage cupboards and drawers. Roll edge work surfaces with tiled splash backs. Single stainless steel sink and drainer below a upvc double glazed window overlooking the side patio. Space and plumbing for a washing machine. Space for an electric cooker. Creda night storage heater. Door opens to:

REAR PASSAGEWAY

Door opening to a storage cupboard housing a hot water cylinder with storage space below. Upvc door with a half obscure double glazed panel opens to the side patio. Door with an obscure glazed panel above opens to:

BATHROOM
7'7" x 6'2" (2.32m x 1.88m)

Low level wc and a wash hand basin in a vanity unit. Wood panelled bath with a Mira Zest shower over and a tiled splash back. Dimplex wall mounted pull-cord electric heater. Upvc obscure double glazed window to the side aspect.

Tel: 01209 210333

FIRST FLOOR

LANDING

BEDROOM 1
8'9" x 12'1" (2.69m x 3.69m)
Upvc double glazed window behind a deep sill overlooking the front garden and aspect.

BEDROOM 2
6'5" x 8'11" (1.97m x 2.74m)
Upvc double glazed window behind a deep sill overlooking the front garden and aspect.

OUTSIDE
The front is accessed from a pedestrian pathway to the front door bordering a laid to lawn garden with traditional walled borders. To the rear there is a side patio area with an external tap. A pathway borders a dwarf wall with steps up to the rear garden which is lawned with walled borders and is in need of some attention. At the bottom of the garden is a shed and behind this steps lead up to a WOODEN DOUBLE GARAGE/WORKSHOP 4.13m x 4.37m (13'7 x 14'4) with lighting and power and two clear glazed windows overlooking the rear garden.

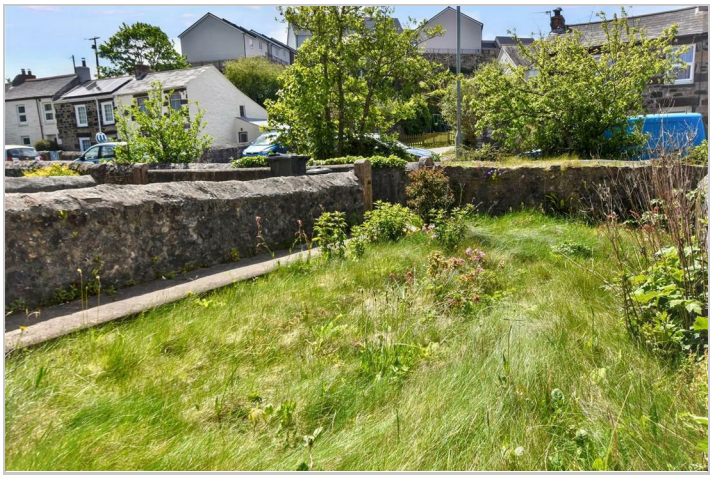
DIRECTIONS
From our office in Redruth take the main road towards Camborne passing through Pool and up to the crossroads and traffic lights. Proceed straight on down the hill towards Tuckingmill and turn left by the old chapel and Warrior Warehouse into Chapel Road. Proceed along and the property will be found on the left hand side.

AGENTS NOTE
TENURE; Freehold.
COUNCIL TAX BAND: A.

SERVICES
Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 6 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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

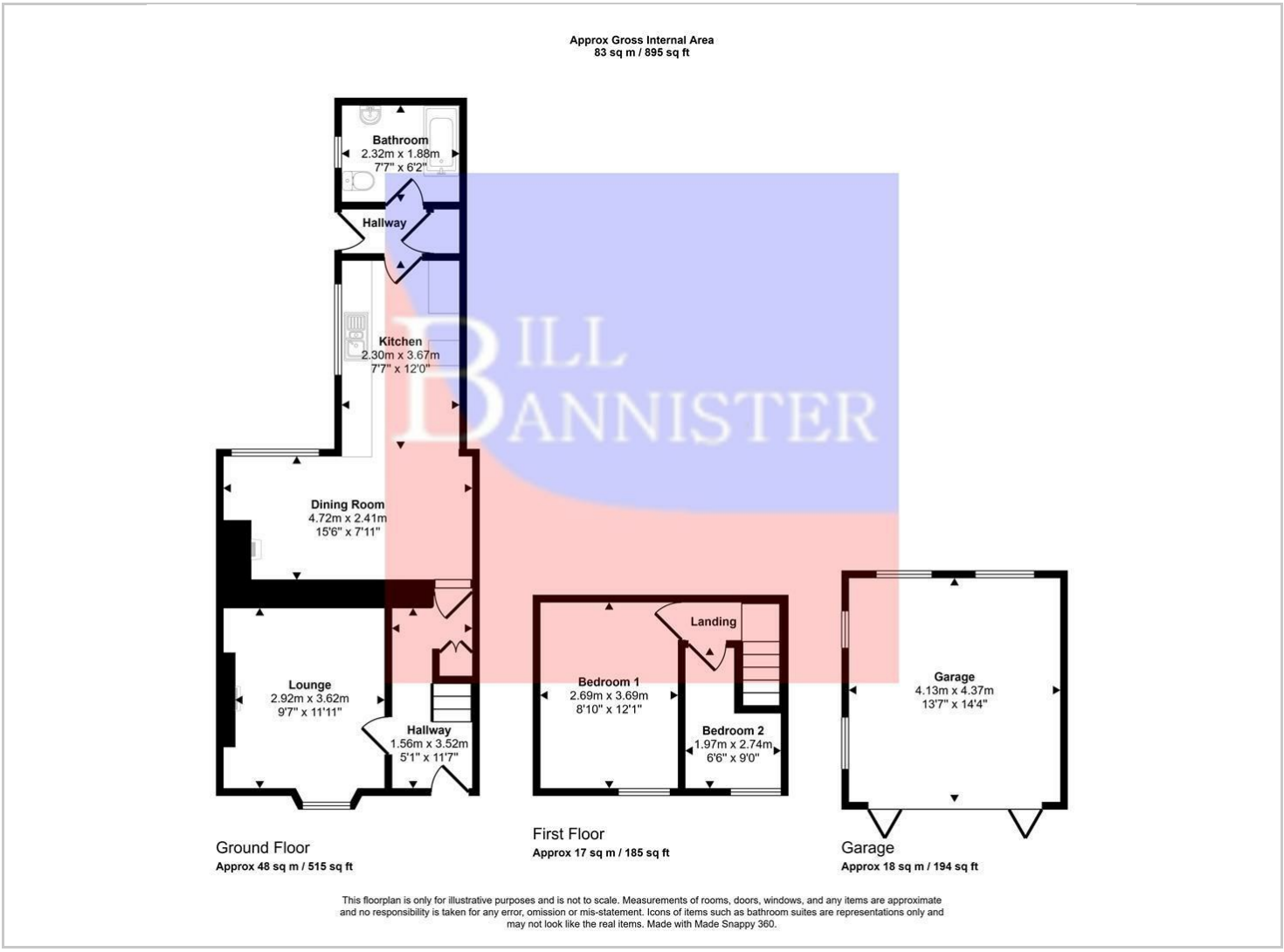


Road Map

Hybrid Map

Terrain Map

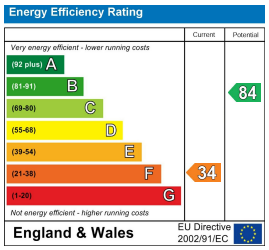
Floor Plan

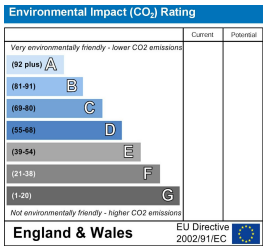


Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.