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# BILL BANNISTER

Sales & Lettings



## 6 Chapel Terrace Penberthy Road

Portreath, Redruth, TR16 4LP

**Guide Price £279,950**



Offered for sale with no onward chain and situated within the very popular coastal village of Portreath, this character terraced house provides an opportunity to update to your own taste. The well proportioned family accommodation offers three bedrooms and a shower room with a second separate wc to the first floor and to the ground floor there is a lounge and an open plan kitchen/dining room. The property is double glazed and has night storage heating. Externally there is a larger than average lawned rear garden plus a lawned front garden with the bonus of an off road parking space.





Situated just a few minutes walk from the beach and available chain free, we are very pleased to offer this three bedroomed mid terraced character family home, set back from the road with off road parking, presenting a fabulous opportunity to own a property in a sought after coastal village. A new owner could certainly make their mark and add future value to this home. On entry, the front opens into an entrance hallway with stairs to the first floor. There is a separate lounge to the front of this south facing property and a separate sitting room come diner is open to the kitchen area from where access can be gained to the rear garden. To the first floor, there are three bedrooms, two towards the front and one at the rear. The three bedrooms are complemented by a good sized family shower room with the additional bonus of a separate upstairs toilet. Externally, the front garden is south facing and features an off road parking space with a laid to lawn area behind leading up to the front door. A shared access entryway leads round to what is a surprisingly long rear garden which provides much scope for further development such as additional outbuildings as can be seen with neighbouring properties. In terms of location, the local beach can be reached on foot in less than ten minutes, the famous coastal path is also very close by whilst there are many other local beaches within easy reach. Portreath itself offers two public houses, cafes and local shops along with a fish and chip shop with a restaurant. Further afield, Camborne and Redruth town centres are equidistant and can be reached in less than 15 minutes by car. Tehidy Woods is less than 10 minutes by car but can also be reached on foot in a little over half an hour. Tehidy Park Golf Club is also around 5 minutes away by car.

A upvc front door with two obscure double glazed decorative lead lined panels opens to:

HALLWAY

With a Dimplex Quantum night storage heater. Mains smoke alarm and stairs to the first floor.

LOUNGE

13'9" x 10'5" (4.20m x 3.20m)

Upvc double glazed window overlooking the front garden and aspect. Dimplex Quantum night storage heater and a coal effect electric fire with alcoves each side, one of which has a half storage cupboard.

OPEN PLAN KITCHEN/DINER

DINING AREA

11'9" x 12'0" (3.60m x 3.66m)

Tiled and slate fireplace with space for an electric fire. Alcove with two storage cupboards and further alcove with open storage. Upvc double glazed window set in a deep sill overlooking the rear garden and aspect. Original beamed ceiling, understairs storage cupboard with a light. Open access to:

KITCHEN AREA

6'11" x 9'8" (2.13m x 2.95m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces in a galley style format. Integrated Cooke & Lewis electric hob above an Indesit integrated oven and grill with an integrated Indesit extractor hood over. One and a half bowl stainless steel sink and drainer with tiled splash back. Upvc door with a clear double glazed panel and a upvc double glazed side window overlooking the rear garden and aspect. Space and plumbing for a washing machine and space for further white goods.

FIRST FLOOR

SPLIT LEVEL LANDING

With a mains smoke alarm and a Quantum night storage heater.

SEPARATE WC

Low level wc and a upvc obscure double glazed window in a deep sill to the rear aspect. Loft access hatch.

BEDROOM 1

11'3" x 10'9" (3.44m x 3.29m)

Upvc double glazed window overlooking the front garden and aspect with views over the village and neighbouring properties. Open fire feature.

BEDROOM 2

11'6" x 10'8" (3.52m x 3.26m)

Upvc double glazed window in a deep sill overlooking the rear garden and aspect.

BEDROOM 3

7'9" x 11'0" (2.38m x 3.37m)

With a upvc double glazed window overlooking the front garden and aspect.

FAMILY SHOWER ROOM

8'2" x 7'7" (2.49m x 2.33m)

Low level wc and a wash hand basin with a tiled splash back and fixed mirror above. Double shower cubicle with a Triton T70 GSI Plus electric shower and a fixed glass shower screen. Full height storage cupboard with slatted shelving housing a hot water cylinder. Wall mounted towel radiator below a upvc obscure double glazed window to the rear aspect. Creda extractor fan.

OUTSIDE

To the front a gate opens from the pedestrian pathway and there is a hedging border to one side. There is an off road parking area in front of a laid to lawn bordered by a pathway to the front of the property. A shared access leads to the rear garden with a patio area and a long deep lawned garden with borders of mature hedging. There is bamboo to one side and fencing to the other. Raised garden shed and rear planting area with a traditional walled back. There is also a block bin storage.

DIRECTIONS

From our office in Redruth take the main road towards Portreath. Pass the primary school on the left hand side and continue into the village the property will be found on the right hand side just past the chapel.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and electric night storage heating.

Broadband highest available download speeds - Standard 14 Mbps, Superfast 75 Mbps (sourced from Ofcom).

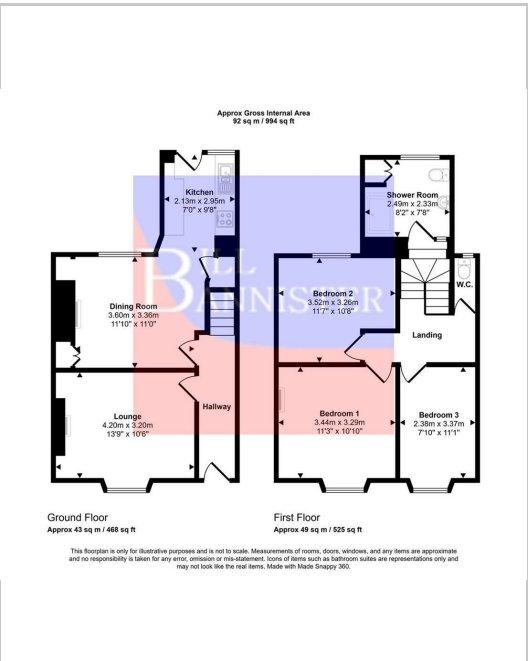
Mobile signal -

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

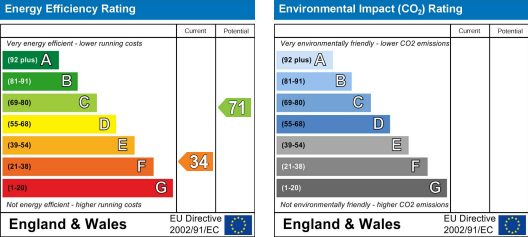
Area Map



Floor Plans



Energy Efficiency Graph



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