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BILL BANNISTER

Sales & Lettings



30 Tehidy Close

South Tehidy, Camborne, TR14 0HL

£449,950



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Situated in a most pleasant and indeed very popular residential location, this detached corner home offers very adaptable accommodation. To the first floor there are three bedrooms together with a family bathroom and an en-suite facility. To the ground floor there is a generous lounge/dining room with patio doors to the rear. The kitchen is fitted with a good range of both eye level and base level units together with a breakfast bar. To the rear there is a cloakroom, two utility/laundry rooms and the bonus of an extra sitting room/fourth bedroom. The property is double glazed and has a gas heating system plus a coal effect electric fire in the lounge. Externally the gardens are lovely, being professionally kept and offering beautifully manicured boundaries, lawns, shrubbery and flower borders. There is also a long raised patio area. Parking facilities are available for several vehicles and there is a substantial garden shed. There is also an enclosed parking area ideal for a caravan, boat or motorhome etc. Tehidy offers a country park, a well known golf course, woodland walks and access to the north coast. The A30 is within a mile and there are plenty of out of town multiples at Pool with further shopping facilities available in Camborne which also a main line railway station. Offered with no onward chain, it has the following accommodation:

PORCH
5'4" x 2'11" (1.64m x 0.91m)

Of hard wood construction with double glazed windows and a door. Tiled floor and door to:

HALLWAY
6'0" x 11'0" (1.84m x 3.36m)

Stairs to the first floor and a radiator.

LOUNGE/DINER
14'0" x 21'9" (4.27m x 6.63m)

A very pleasant dual aspect room with patio doors to the rear elevation. Dummy fireplace with an inset electric fire, a wood surround and a marble hearth. Two radiators and a serving hatch to:

KITCHEN
10'1" x 10'1" (3.08m x 3.09m)

Very well presented with a one and a half bowl sink unit, a good array of working surfaces with cupboards and drawers beneath, space for white goods and splash backs. Breakfast bar for two people, fitted shelving and eye level cupboards with a cooker hood. Radiator and a window overlooking the rear garden.

REAR HALL

UTILITY AREA
8'11" x 8'7" (2.73m x 2.64m)

Space for white goods, working surfaces and a wall mounted Worcester gas boiler.

CLOAKROOM
3'5" x 5'1" (1.05m x 1.56m)

Wash hand basin with a splash back, wc and a radiator.

UTILITY ROOM
8'9" x 5'3" (2.69m x 1.61m)

Space for white goods and a worktop.

SECOND SITTING ROOM/BEDROOM 4
8'9" x 9'8" (2.69m x 2.97m)

Electric heater and a window to the front. Further internal room with plenty of shelving.

FIRST FLOOR

BEDROOM 1
9'2" x 15'10" (2.80m x 4.85m)

Radiator and a window to the front elevation.

EN-SUITE
8'11" x 5'5" (2.73m x 1.67m)

Tiled shower cubicle with a Triton electric shower. Enclosed wash hand basin with a mirror and a shaver point/light above. Enclosed wc and a radiator.

BEDROOM 2

14'4" x 9'11" (4.37m x 3.03m)

Window to the front elevation, fitted wardrobes and a radiator.

BEDROOM 3

12'6" x 8'4" (3.83m x 2.56m)

Window to the front elevation, fitted wardrobes and a radiator.

LANDING

5'10" x 15'5" (1.80m x 4.72m)

With a useful study area having a radiator. Airing cupboard housing a hot water cylinder. Loft access.

SHOWER ROOM

7'6" x 5'4" (2.31m x 1.64m)

A double walk-in shower with glass door and a mains thermostatic shower. Enclosed wash hand basin and wc with cupboards and a mirror above. Obscure glazed window and a radiator.

OUTSIDE

There are very nicely manicured gardens and boundaries with parking facilities for several vehicles. There is a gated access to enclosed parking bay. The rear garden is a sight to behold and is professionally tended. There is a raised patio area running the length of the back of the house with an outside tap. To the side

there is a substantial outbuilding. The rear garden is lawned, well enclosed and has plenty of borders with shrubs and plants providing plenty of colour. In our opinion the gardens are an important feature of this home.

DIRECTIONS

From our office in Redruth take the main road towards Camborne into Pool. At the double mini roundabouts turn right and straight on at the next mini roundabout. Continue along, under the A30 and straight over at the next mini roundabout. Take the next turning left into Tehidy Close and the property will be found on the right.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: E.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



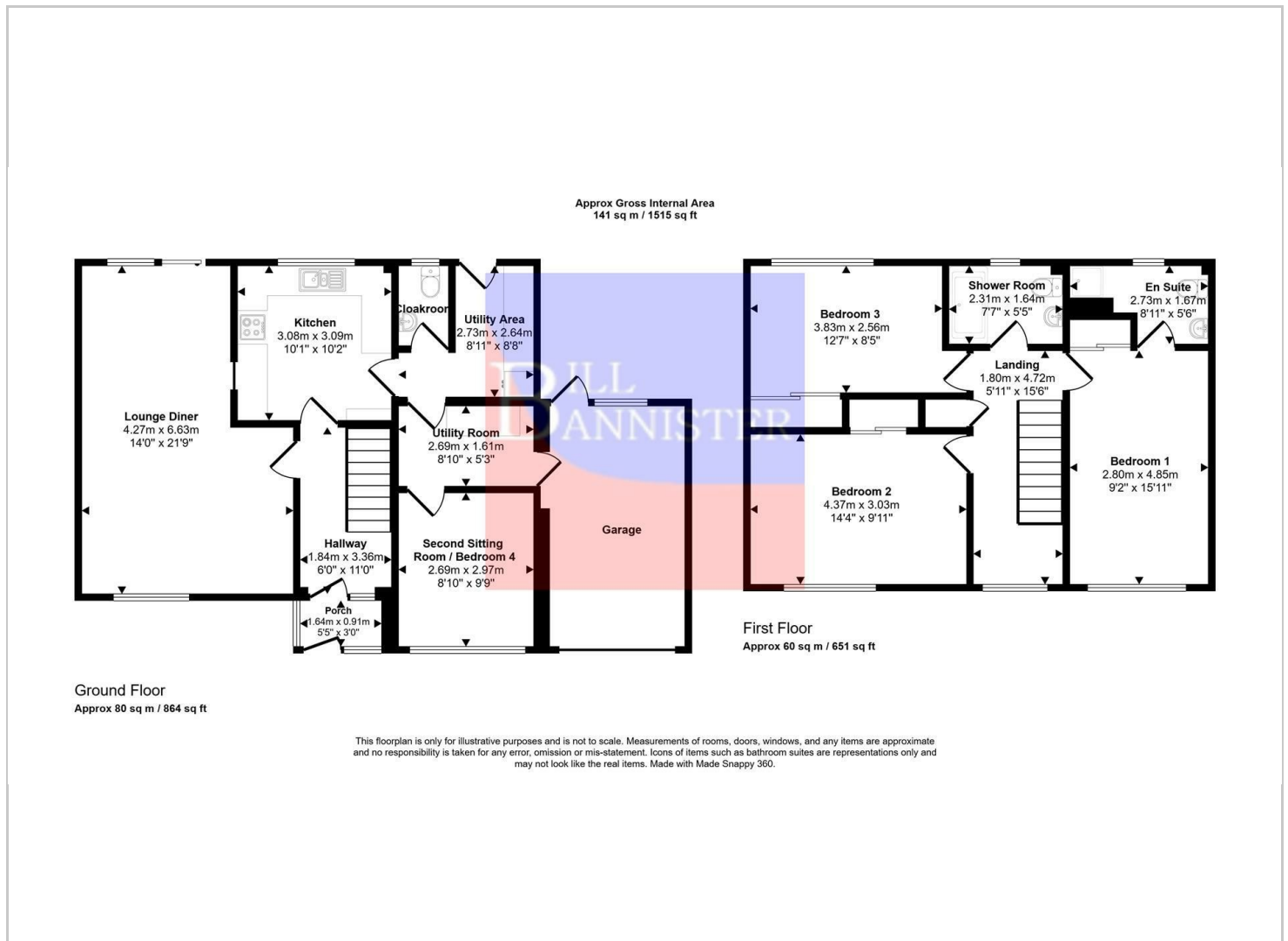
Hybrid Map



Terrain Map



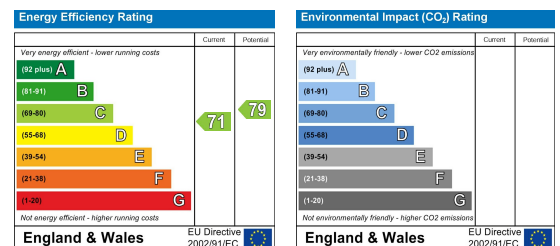
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.