

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



## 6 The Old School House

Piece, Carnkie, Redruth, TR16 6SF

**£279,950**



Situated in the popular area of Piece with country walks close by, this modern property benefits from well presented family living accommodation. There are three bedrooms, master with en-suite, a lounge with an adjoining storage room/home office, a fitted kitchen/diner and a family bathroom. The property is double glazed and this is complemented by electric heating. Externally there are low maintenance tiered gardens with an insulated shed and the bonus of two allocated parking spaces.



Early viewing is recommended as we are very pleased to bring to market this modern and very well presented three bedroom property, with allocated parking, in a pleasant and popular location. Offering good living space due to a well thought out design, on entry you will find yourself in a generously sized and welcoming hallway, with the addition of a very useful downstairs toilet. Thereafter, the lounge/living room has recently fitted patio doors that overlook the pleasant garden. Furthermore, within the lounge, a door opens into a very good sized storage room that could serve as a home office/hobby room. There is a spacious kitchen/diner fitted with an integrated oven/grill and hob. L-shaped stairs with a quarter turn lead to the first floor landing where you will find the three bedrooms. The master bedroom comes with the bonus of an en-suite shower room and the two further bedrooms, one of which is a double, are complemented by a bright family bathroom with thermostatic shower over the bath. The first floor rooms are particularly light and airy, courtesy of several Velux roof windows. Externally, the garden is very low maintenance, predominantly slate based, presented in a structured three tiered split level design featuring two pergolas and two decking areas. There are slatted steps down to the front door and there is also a very useful and good sized insulated shed. Neat hedging borders define the front entrance gate and the property has two allocated parking spaces within the communal car park. Well placed for both primary and secondary schools, the property is equidistant to both Camborne and Redruth, both being within a ten minute drive and each with a wide range of local amenities including mainline railway services, bus services, supermarkets and other retail stores. Further afield, Tehidy Country Park, the largest area of woodland in West Cornwall, is within fifteen minutes by car as is Tehidy Park Golf Club. In the same area, you will find the coastal village of Portreath, with its beach and access to the South West Coastal Path. Furthermore, there is also the convenience of a public house, also serving food, within a very short walk.

Upvc front door with two obscure double glazed panels opens into:

#### HALLWAY

Stairs to the first floor, tall electric radiator and a mains smoke alarm. Obscure double glazed upvc window to the side aspect with an obscure double glazed window panel above set in a deep sill. Understairs storage cupboard with a Stelflow hot water cylinder. Door to:

#### WC

Low level wc, wash hand basin with a tiled splash back and a Steeple extractor fan.

#### LOUNGE

9'11" x 15'0" (3.04m x 4.58m)

Upvc double glazed patio doors overlooking the garden and aspect. Electric radiator. Door to:

#### STORAGE ROOM/HOME OFFICE

5'9" x 5'8" (1.77m x 1.75m)

#### KITCHEN/DINER

15'3" x 10'7" (4.67m x 3.25m)

Fitted with a range of eye level and base level storage cupboards and drawers with a single stainless steel sink and drainer. Space and plumbing for a washing machine plus space and plumbing for a dishwasher. Lamona integrated electric hob with a Lamona integrated oven and grill below plus an extractor hood above. Space for a tall fridge/freezer. Electric radiator below a upvc obscure double glazed window with a deep sill and an obscure double glazed panel above. Mains heat alarm.

Quarter turn stairs with a upvc obscure double glazed window with a deep sill and an upvc obscure glazed panel above.

#### FIRST FLOOR

#### LANDING

Mains smoke alarm and PIV vent. Loft access hatch.

#### MASTER BEDROOM

9'4" x 13'1" (2.86m x 4.25m)

Upvc double glazed window overlooking the garden and front aspect set in a deep sill with an electric radiator below. Door to:

#### EN-SUITE SHOWER ROOM

5'2" x 5'3" (1.59m x 1.62m)

Low level wc and a wash hand basin with a tiled splash back. Corner quadrant shower cubicle with a thermostatic shower. Velux roof light.

#### BEDROOM 2

8'3" x 10'8" (2.53m x 3.26m)

Upvc obscure double glazed window to the side aspect with an electric radiator below. Velux roof light.

#### BEDROOM 3

11'8" x 5'4" (3.57m x 1.64m)

Electric radiator and a Velux roof light overlooking the front aspect.

#### FAMILY BATHROOM

Low level wc and a wash hand basin with a tiled splash back. Bath with a tiled splash back and a thermostatic shower over with a hinged shower screen. Velux roof light and a Steeple extractor fan. Wall mounted towel radiator.

#### OUTSIDE

Externally there is a communal car park with two allocated parking spaces. The gated entrance is bordered by neat hedging either side. There is a fully enclosed garden primarily slate paved with a three tiered split level low maintenance design. Slatted steps lead down to the front door and there are two decking areas, one at the top of the garden and a second adjacent to the patio doors opening to the lounge. There is also an INSULATED SHED 1.96m x 2.00m (6'5 x 6'7).

#### DIRECTIONS

From our office in Redruth take the main road towards Helston proceeding up Buller Hill. At the top of the hill turn right towards Carnkie and proceed all the way through the village to the T junction. Turn left and the Old School House will be found on the left hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

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

Broadband highest available download speeds - Standard 6 Mbps (sourced from Ofcom).

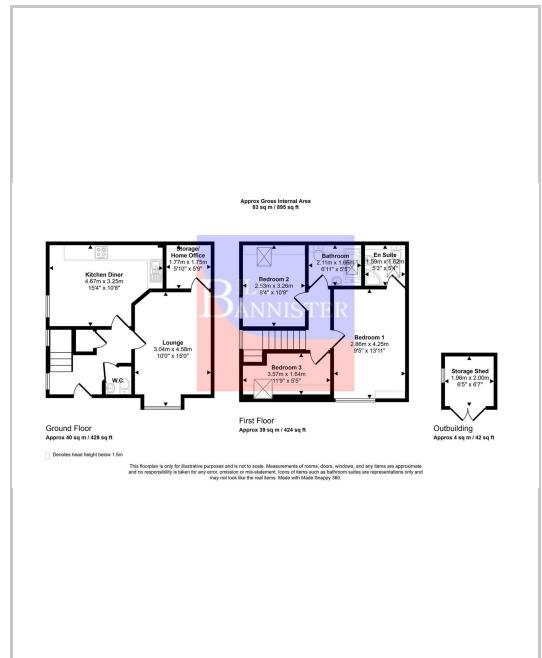
Mobile signal -

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

## Area Map



## Floor Plans



## Energy Efficiency Graph

