

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## 14 Chapel Road

Tuckingmill, Camborne, TR14 8QY

**Guide Price £159,950**



Situated in a convenient location and offered with no onward chain, this character terraced house would be ideal for first time buyers or investment purposes. It benefits from two bedrooms, a lounge, an open plan kitchen/diner and a family bathroom. The property is double glazed and this is complemented by gas fired heating.



Offered chain free, we are delighted to bring to market this two bedroomed terraced property in a most convenient location which would make an ideal first purchase or as an investment.

Located on the outskirts of Camborne and within close proximity to many local amenities and schools, the property benefits from double glazing, complemented by gas fired central heating. The main living space is immediately visible when you enter and has characteristic exposed joist beams whilst also being open plan to the stairs. An open plan kitchen/diner is designed so the cooking and eating areas share one continuous space, creating a sociable and airy feel. The dining area feels noticeably light and bright, enhanced by the partially obscure glazed wall architectural feature between there and the ground floor bathroom. Two upstairs bedrooms further enhance the living space available with a useful mezzanine style open storage area which benefits from natural light flooding in from the window above. 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 many retail businesses, including chain stores and independents, is just over one mile distant and around a thirty minute walk or short drive. Camborne also offers a mainline railway station and there is also 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 obscure double glazed panels opens to:

**LOUNGE**

16'4" x 11'5" (4.99m x 3.49m)

A reverse L shaped lounge with a upvc double glazed window overlooking the front aspect and set behind a deep sill. Traditional slate fireplace (boarded up) with a wooden lintel. Radiator and exposed beams. Second radiator and stairs with a right quarter turn to the first floor.

**FAMILY BATHROOM**

7'6" x 6'2" (2.31m x 1.90m)

Partially tiled with a low level wc and a wash hand basin with a tiled splash back. Bath with a shower mixer tap. High level upvc obscure double glazed window to the rear aspect. Radiator and a Manrose extractor. Stained glass decorative feature wall.

**KITCHEN/DINER**

**KITCHEN AREA**

10'5" x 8'4" (3.19m x 2.56m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Space for an electric cooker with a built-in extractor hood over. Roll edge work surfaces and a single stainless steel sink and drainer with tiled splash back plus space and plumbing below for a washing machine. Step up to:

**DINING AREA**

7'10" x 6'0" (2.41m x 1.83m)

With a radiator and decorative glazed feature wall towards the bathroom. Upvc double glazed high level windows to the rear aspect. Upvc door with a half obscure double glazed panel leads to the shared access pathway.

**FIRST FLOOR**

**MEZZANINE STYLE STORAGE AREA**

With a upvc double glazed window overlooking the side aspect.

**LANDING**

Radiator and a storage cupboard housing an Ariston E combi boiler. Smoke alarm and a carbon monoxide alarm.

**BEDROOM 1**

9'4" x 12'2" (2.86m x 3.73m)

Upvc double glazed window behind a deep sill overlooking the front aspect. Radiator.

**BEDROOM 2**

5'11" x 9'1" (1.81m x 2.78m)

Upvc double glazed window behind a deep sill overlooking the front aspect. Radiator.

**DIRECTIONS**

From our office in Redruth take the main road towards Camborne passing through Illogan Highway and Pool. At the crossroads and traffic lights at the top of Tuckingmill Hill proceed straight over and down the hill turning left by Warrior Warehouse into Chapel Road. Proceed along here and the property will be found on the right.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: A.

**SERVICES**

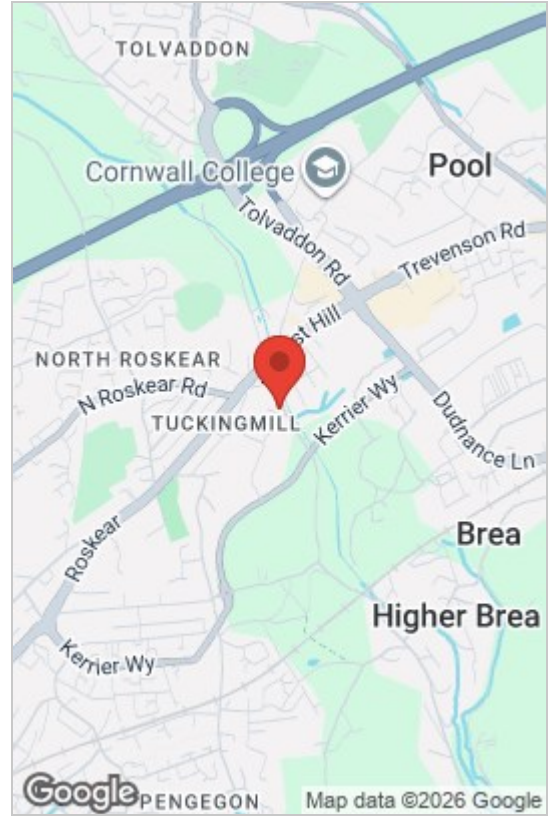
Mains drainage, mains water, mains electricity and mains gas heating.

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

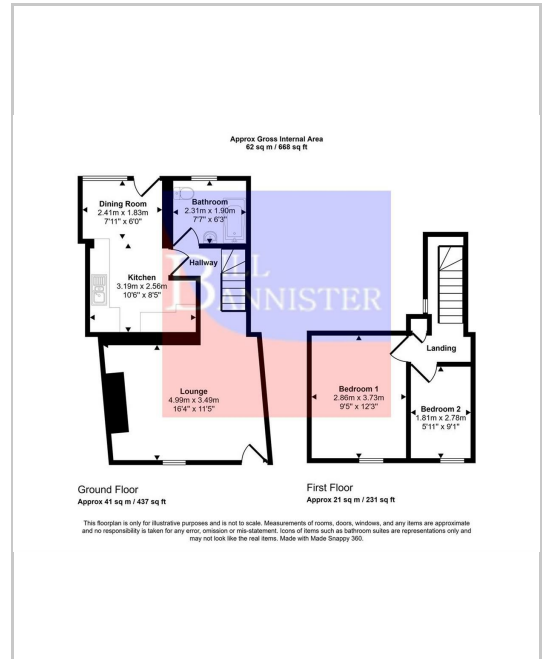
Mobile signal -

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

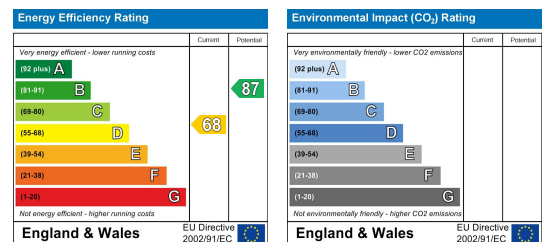
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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