

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## 20 Condurrow Road Beacon, Camborne, TR14 7SW

**£269,950**



Offered for sale with no onward chain, this well presented terraced house is situated in a popular village location and benefits from family sized living accommodation. There are four bedrooms, a lounge leading to a lovely kitchen/diner with the bonus of a utility room and there is also a family bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is a low maintenance front garden and a well enclosed rear garden plus parking facilities for up to four vehicles.



Situated in the popular village of Beacon, this four bedroom mid terraced house has well proportioned family living accommodation with excellent off road parking and viewing is certainly recommended to appreciate the space on offer. The front door opens into a very useful vestibule with a radiator. From there, you will find a good sized lounge with access to the first floor. French doors open into a generously sized kitchen/diner which offers functionality including a fixed middle island offering separation from the dining area but also offering a walk through to the utility room and well equipped family bathroom beyond. A switchback staircase gives access to the first floor where you will find the four bedrooms, two to the front of the property and two to the rear. Externally, to the front of the property, there is a low maintenance and enclosed gravelled garden. There is a lengthy rear garden, mainly laid to lawn, which has the benefit of being south facing. There is a good sized shed behind which you will find a large, gravelled driveway offering parking for up to four cars and which can be accessed via the rear lane from either direction. In terms of location, Beacon village itself is within a short walking distance and provides local businesses and amenities including a butcher, a chemist, hairdressers, a fish and chip shop and a public house amongst others. The town of Camborne, within a five minute drive or so, offers further amenities including a main line railway station and bus services. Further afield, the coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in around fifteen minutes by car whilst the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Club, are within a similar distance. The property location is also within proximity to many other North Cornwall coastal towns as well as other surrounding attractions being easily accessible.

Upvc front door with an obscure double glazed panel and an obscure double glazed panel above opens to:

**ENTRANCE VESTIBULE**

Radiator and a door with decorative frosted glazed panels leads to:

**LOUNGE**

14'9" x 12'6" (4.52m x 3.83m)

Upvc double glazed window overlooking the front garden and aspect with a deep sill and two alcoves with storage. Stairs to the first floor and French doors with decorative frosted glazed panels leads to:

**KITCHEN/DINER**

16'5" x 10'8" (5.02m x 3.27m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Separate fixed L shaped island with a one and a half composite sink and drainer with space and plumbing for a dishwasher or washing machine if required. Metro tiled splash backs and space for a tall fridge/freezer. Tall retro designer radiator. Door to:

**UTILITY ROOM**

6'9" x 4'2" (2.06m x 1.29m)

Space and plumbing for a washing machine and space for a tumble dryer. Worcester boiler and a roll edge work surface. Upvc door with an obscure double glazed panel leads out to the rear patio.

**FAMILY BATHROOM**

6'6" x 5'5" (1.99m x 1.67m)

Low level wc with a built-in cistern, wash hand basin and a bath with a thermostatic shower over plus a glass shower screen. Upvc obscure double glazed window to the rear aspect and an obscure double glazed window to the side aspect. Radiator and metro tiled splash backs. Extractor fan.

**FIRST FLOOR**

**LANDING**

Loft access hatch.

**BEDROOM 1**

9'6" x 12'3" (2.92m x 3.74m)

Upvc double glazed window to the front overlooking the front garden and aspect with a deep sill. Radiator.

**BEDROOM 2**

9'10" x 11'6" (3.01m x 3.52m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator below.

**BEDROOM 3**

8'1" x 12'2" (2.47m x 3.72m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator and a built-in wardrobe with hanging and shelved storage.

**BEDROOM 4**

8'6" x 9'1" (2.61m x 2.77m)

Upvc double glazed window overlooking the front garden and aspect with a deep sill. Open storage area and a radiator.

**OUTSIDE**

To the front the garden is low maintenance being laid to gravel and fully enclosed. To the rear upvc patio doors lead out to a rear patio area and the rear garden is primarily laid to lawn with a fish pond to one corner. A gravel pathway splits the lawned area and the gravel pathway leads to the rear of the garden where there is a large garden shed. There is a border to one side with mature shrubs and bushes. Beyond the storage shed a gate leads out to the rear gravelled driveway providing parking for up to four vehicles and this can also be accessed via a rear lane with two entrances from the road.

**DIRECTIONS**

From Camborne railway station proceed up through Trevu Road and into the village of Beacon. At Beacon Square turn left into Condurrow Road and the property will be found on the right hand side.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: B.

**SERVICES**

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

Broadband highest available download speeds - Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

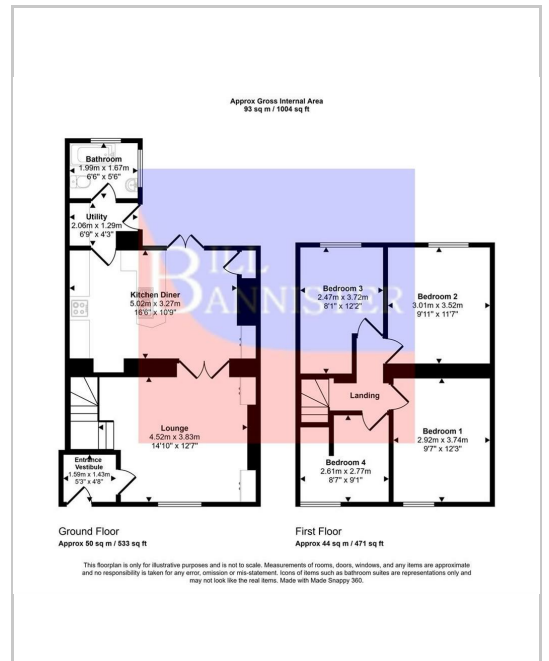
Mobile signal -

EE - Good outdoor only, Three - Good outdoor only, O2 - Variable outdoor only, Vodafone - Good outdoor only (sourced from Ofcom).

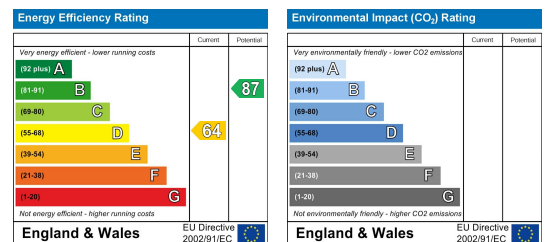
**Area Map**



**Floor Plans**



**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.