

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

**BILL
BANNISTER**

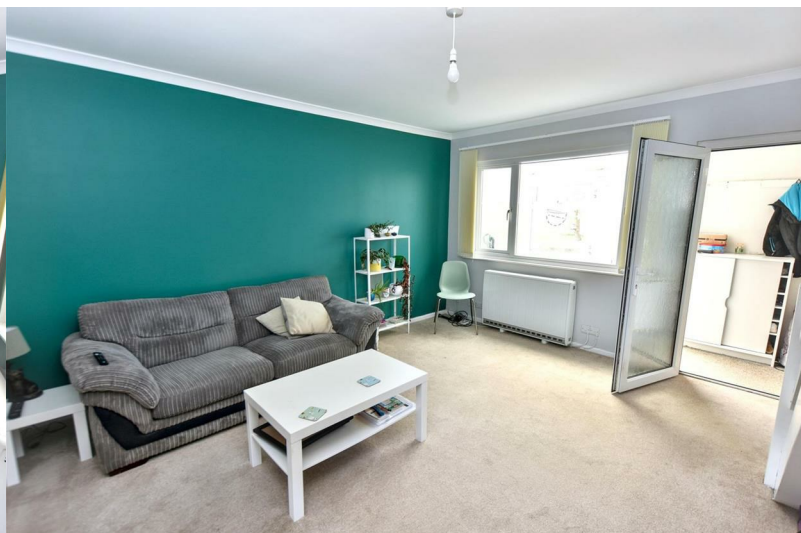
Sales & Lettings



5 Pengeron Avenue

Tolvaddon, Redruth, TR14 0EL

£189,950



5 Pengeron Avenue

Tolvaddon, Redruth, TR14 0EL

£189,950



Available with no onward chain, this mid terraced, deceptively spacious two bedroomed house is situated on a popular residential development. With a separate garage immediately to the rear, a front porch and a rear conservatory, this home would be an ideal first property purchase or for investment purposes. Originally built in the 1970's, the property is accessed via the pedestrian pathway bordering a public open space. On entry, you will find yourself in a full width and very practical entrance porch. From here, access is given to the quite spacious lounge/living room where you will also find stairs to access the first floor. A door links to the kitchen/diner and within the fitted kitchen, you will find integrated cooking appliances, a hob with extractor hood over and an oven and grill with further space afforded to other white goods. There are also low maintenance aqua board splash backs. From the kitchen, access is given to a rear full width conservatory. To the first floor, there are two bedrooms. The front bedroom is particularly bright and airy and enjoys far reaching views to the south. The second bedroom is to the rear with both bedrooms benefitting from very useful, space saving built-in double wardrobes. Both bedrooms are complemented by a very well presented, family bathroom which has an electric shower over. Again, the bathroom benefits from aqua board splash backs. Externally, to the front, a pathway to the aforementioned porch splits a laid to lawn garden with mature borders. To the rear, the fully enclosed garden is accessed from the conservatory where you will find a small patio and a hedge bordered to the lawn. One side of the garden has a mature tree and shrub border whilst the other is bordered by a wall. To the rear, a gate opens out to access the block built single garage which has an up and over door, lighting and power. In terms of location, the Tolvaddon area has its own convenience store which can be reached in a mere two minute walk. The property is within approximately half a mile of the A30. Further afield, the towns of Camborne and Redruth are equidistant and can be reached in around ten minutes by car. Tehidy Country Park and Tehidy Golf Club can also be reached in less than ten minutes by car whilst the coastal town of Portreath, with its beach and access to the South West Coastal Path can also be reached by car in a similar time.

Upvc door with half obscure double glazed panel opens to:

ENTRANCE PORCH

8'10" x 3'4" (2.71m x 1.04m)

Full width porch with upvc double glazed side windows overlooking the front garden and aspect. Further upvc double glazed window to the front aspect and a upvc door with a full obscure double glazed panel opens to:

LOUNGE

13'8" x 13'11" (4.17m x 4.25m)

Upvc double glazed window looking into the entrance porch and the front aspect beyond. Dimplex Quantum night storage heater. Stairs to the first floor and a door with a clear decorative panel opens to:

KITCHEN/DINER

13'11" x 8'3" (4.25m x 2.52m)

Fitted with a range of eye level and base level storage cupboards and drawers with aqua board splash backs. Integrated oven and grill, an integrated Whirlpool hob and an extractor hood over. Single stainless steel sink with a double drainer below a upvc double glazed window looking into the conservatory. Space and plumbing for a washing machine and space for a tall fridge/freezer. Dimplex Quantum night storage heater. Upvc door with a full clear double glazed panel and a clear double glazed side panel opens to:

REAR CONSERVATORY

13'4" x 5'9" (4.08m x 1.76m)

Upvc double glazed windows overlooking the rear garden and aspect. Upvc door with full clear double glazed panel leads out to the rear garden.

FIRST FLOOR

LANDING

Loft access hatch and a PIV vent.

BEDROOM 1

10'6" x 10'9" (3.22m x 3.29m)

Dimplex Quantum night storage heater. Upvc double glazed

Tel: 01209 210333

window overlooking the front garden and aspect with far reaching views in a southerly direction. Door opens to a built-in double wardrobe with hanging space and shelved storage.

BEDROOM 2

7'5" x 9'4" (2.27m x 2.85m)

Dimplex Quantum night storage heater. Upvc double glazed window overlooking the rear garden and aspect. Built-in double wardrobe with hanging space and shelved storage.

FAMILY BATHROOM

6'0" x 5'4" (1.85m x 1.65m)

Low level wc below a high level upvc double glazed window overlooking the rear aspect. Wash hand basin with aqua board tiled splash back. Bath with a Mira Jump electric shower and aqua board splash back. Advent extractor fan.

OUTSIDE

To the front a pedestrian pathway leads to the front pathway splitting two laid to lawn areas with mature borders of shrubs and trees. There is a decorative front wall and an outside light. To the rear there is a patio area and a pathway leading to a rear gate. There is a laid to lawn area with a hedged border and the rear garden is fully enclosed with borders of mature trees and shrubs to one side and a wall border to the other. The rear gate opens to a road where you will find the block built SINGLE GARAGE 2.67m x 4.80m (8'9 x 15'9) with an up and over door, lighting and power.

DIRECTIONS

Leave the A30 westbound at the first Camborne exit and keep to the right. At the traffic lights turn right under the flyover and then turn left passing Camborne Fire Station on your left. Take the second turning right into Tregarrian Road and continue to the top of the road where Pengeron Avenue will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

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

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



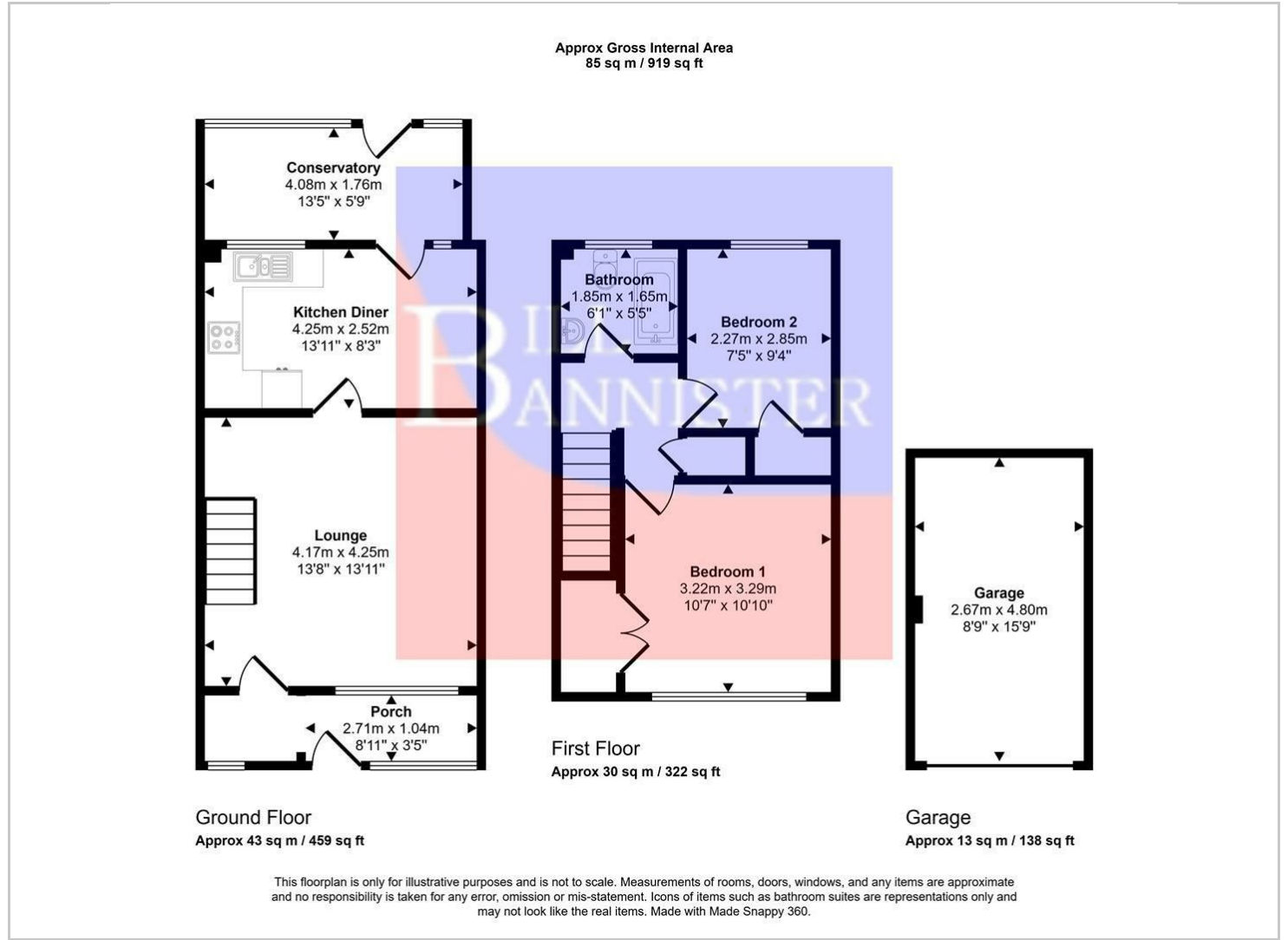
Hybrid Map



Terrain Map



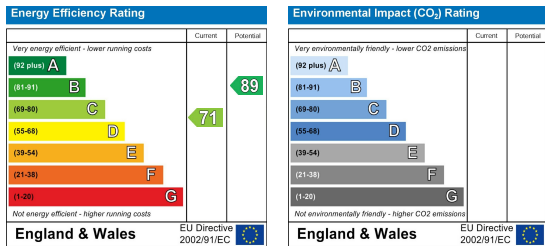
Floor Plan



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.