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# BILL BANNISTER

Sales & Lettings



## 113 Pengegon Parc

Camborne, TR14 7UN

**£189,950**



Ideal for first time buyers or investment purposes, this modern terraced house is offered for sale with no onward chain. There are three bedrooms and a family bathroom to the first floor with a lounge, a kitchen/diner and two good storage areas in the hallway to the ground floor. The property is double glazed and this is complemented by gas heating. Externally there is an open plan front garden and a well enclosed low maintenance rear garden with the bonus of an outbuilding/workshop.





Offered with no onward chain, we are very pleased to bring to market this excellent three bedroomed family home in a most convenient location and which would make an ideal first purchase. Bright, airy and well-proportioned internally, the property benefits from three bedrooms to the first floor. There are two doubles and a single but worth noting that the single bedroom is still of a good size and includes a large built-in overstairs storage cupboard. One of the other double bedrooms also has a built-in wardrobe with a light. All bedrooms are complemented by a first floor family bathroom with an electric shower over the bath. To the ground floor, there is a generously sized lounge to the front whilst the kitchen/diner, with recently installed units, is to the rear. The hallway runs front to back right through the property and it is here that there are good storage options available if so required. There is an open storage area under the stairs along with another full height storage cupboard off the hallway. The rear hallway boasts what was a former ground floor WC, again used as storage but which the new owner may wish to repurpose back to have a second toilet. Externally, there is a laid to lawn open garden to the front with slabbed pathway to the front door. The rear garden is accessed from the parking area. It is south facing, so a real suntrap and is fully enclosed. Consisting of an initial slabbed patio area, there is a laid to lawn area with a stunning palm tree feature and a further patio area that leads to an outbuilding/workshop and then the rear entrance door which is under cover. Located on the outskirts of Camborne in Pengegon Parc, we consider this to be a very convenient location with a major supermarket being within a ten minute walk or a two minute drive. There is also a fish and chip shop and a park nearby. Camborne town centre, with many local amenities including doctor's surgeries, dentists plus many retail businesses including chain stores and independents, are within one mile distant and less than a twenty minute walk or short drive. Camborne also offers a mainline railway station that can be reached on foot in under twenty minutes 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 distances.

Upvc front door with obscure double glazed panel, obscure double glazed side panel and high level obscure double glazed panels over opens to:

**HALLWAY**

5'11" x 15'3" (1.81m x 4.66m)  
With stairs to the first floor and an open understairs storage area. Radiator and a door to a further full height storage room with lighting and power. Open access to the kitchen/diner.

**REAR HALLWAY**

Open access to a further storage area with a upvc obscure double glazed window to the rear aspect. Upvc door with two obscure double glazed panels leads out to the rear garden.

**LOUNGE**

12'6" x 14'3" (3.82m x 4.35m)  
Upvc double glazed window overlooking the front garden and aspect. Radiator.

**KITCHEN/DINER**

12'1" x 8'11" (3.69m x 2.72m)  
Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Single stainless steel sink and drainer with a tiled splash back below a upvc double glazed window overlooking the rear garden and aspect. Baxi boiler and space for a free standing electric cooker with an integrated hood above. Tall designer radiator, space and plumbing for a washing machine, space for a tall fridge/freezer and further white goods.

**FIRST FLOOR**

**L SHAPED LANDING**

6'1" x 7'8" (1.87m x 2.35m)  
Loft access hatch.

**BEDROOM 1**

9'11" x 12'10" (3.03m x 3.92m)  
Upvc double glazed window overlooking the front garden and aspect with a radiator below. Built-in wardrobe with hanging space, shelved storage and a light.

**BEDROOM 2**

11'5" x 10'6" (3.48m x 3.21m)  
Upvc double glazed window overlooking the rear garden and aspect with a radiator below.

**BEDROOM 3**

8'5" x 9'8" (2.59m x 2.95m)  
Upvc double glazed window overlooking the front garden and aspect with a radiator below. Built-in overstairs storage cupboard with a light.

**FAMILY BATHROOM**

7'1" x 5'5" (2.16m x 1.66m)  
Fully tiled with a low level wc and a wash hand basin. Panelled bath with a Triton Cara electric shower over and a small glass shower screen. Wall mounted towel radiator with a mirrored medicine cabinet above. Two upvc obscure double glazed windows to the rear aspect.

**OUTSIDE**

To the front a slabbed pathway splits an open plan laid to lawn front garden, which could be fenced off to create an enclosed area, and leads to a step up to the front door under a canopy with a light. The rear garden is fully enclosed and low maintenance. A gate from the parking area opens to a slabbed patio with walled and fenced borders, a laid to lawn area and a stand out central palm tree. Open access to a secondary patio leads up to an OUTBUILDING/WORKSHOP 2.51m x 1.94m (8'3 x 6'4). A canopy with a light over leads to the rear entrance door.

**DIRECTIONS**

Proceeding from the Redruth direction take the first exit at Camborne Tesco roundabout and proceed straight on at the traffic lights into Kerrier Way. Continue along and turn right into Lower Pengegon. Proceed over the railway line and take the first turning right into Pengegon Parc.

**AGENTS NOTE**

TENURE: Freehold.  
COUNCIL TAX BAND: A.  
Partial new windows fitted in 2024.

**SERVICES**

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

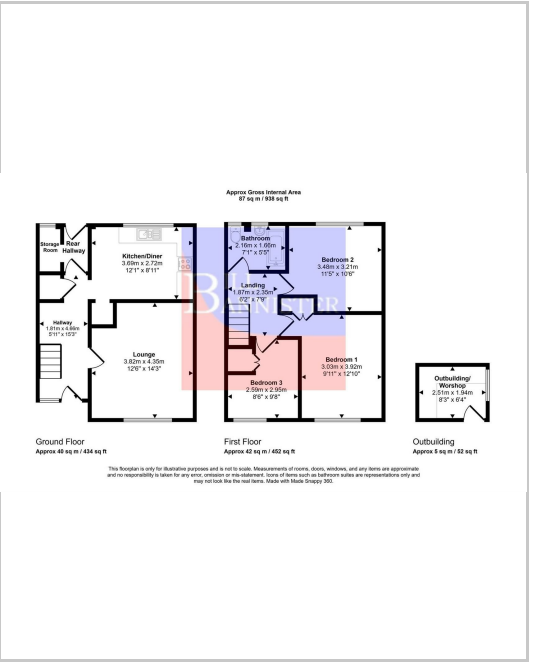
Broadband highest available download speeds - Standard 9 Mbps, Superfast 56 Mbps (sourced from Ofcom).

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

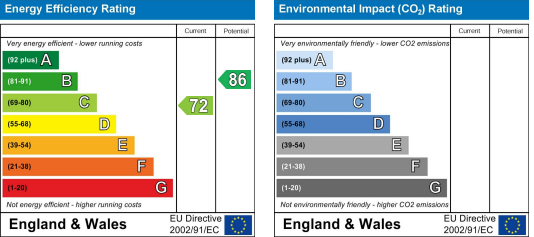
Area Map



Floor Plans



Energy Efficiency Graph



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