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Sales & Lettings



5 Bassett Terrace, Penberthy Road

Portreath, Redruth, TR16 4LT

Guide Price £275,000



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Coming to market in this three bedroomed mid terraced property, situated within the very popular coastal village of Portreath and only a few minutes walk from the beach and access to the famous South West Coastal Path. The property is part way through a renovation project, with several key improvements already underway but not yet completed. However, there is a strong foundation for the next owner to both continue and personalise the space and it should be noted that the extension was added in 2010 and the roof has also been replaced in recent years.

With several original features remaining, entry brings you immediately into the lounge/living room with an open joist ceiling. There is a multi fuel burner set on a slate hearth within a recessed brick fireplace. There are alcoves either side of the fireplace, one of which has built-in shelving and there is a full height understairs storage cupboard. Open access is given to the kitchen area, albeit partially completed, there are some eye level, lift opening, soft close cupboards with some further soft close base level units, all with built-in handles. Furthermore, there is a stand out multi fuel Rayburn. The dining room is to the rear of the property with French doors that open out to the rear garden whilst open access is given to a utility area with a Velux skylight which also has the convenience of a downstairs WC. Other than the utility area, there is wooden flooring throughout the ground floor of the property. Stairs with a quarter landing lead to the main reverse L-shaped landing which leads to the three bedrooms. Bedroom one is at the rear of the property and has a high arched ceiling with two Velux skylights along with a Delabole slate wall feature with granite lintel above the door frame. The remaining two bedrooms are sited at the front of the property with an outlook over the front garden. All three bedrooms are complemented by a family shower room with a large walk-in shower. Access to the loft is via a door on the main landing and that is also fitted with a Velux skylight.

Externally, the front garden has mature hedged borders with a traditional slate built front wall. The rear garden is accessed via the French doors in the dining room which lead out to steps that split two raised areas. There is a full width shed at the back of the garden which has mature hedged borders to the side.

In terms of location, the local beach can be reached on foot in less than ten minutes, the famous coastal path is also very close

by whilst there are many other local beaches along the north coast within easy reach. The local primary school is very convenient, within a couple of minutes on foot. Portreath itself offers two public houses, cafes and a fish and chip shop with a restaurant. There is a parade of local shops including a convenience store with Post Office which is approximately a five minute walk from the property. Further afield, Camborne and Redruth town centres are equidistant and can be reached in less than fifteen minutes by car. Tehidy Woods is less than ten minutes by car but can also be reached on foot in a little over half an hour. Tehidy Park Golf Club is also around five minutes away by car.

Wooden front door with a half clear glass single glazed panel opens to:

LOUNGE

16'2" x 12'11" (4.93m x 3.95m)

Open joist ceiling and a upvc double glazed sash window overlooking the front garden and aspect behind a wooden sill. Multi fuel burner set on a slate hearth set within a brick surround fireplace with a granite lintel over. Alcoves to either side, one with built-in shelving. Understairs full height storage cupboard. Open access to:

KITCHEN

13'4" x 7'5" (4.07m x 2.28m)

Fitted with a range of eye level lift-up storage cupboards with soft close and base level soft close storage cupboards. Roll edge work surfaces and a multi fuel Rayburn. Single stainless steel sink and drainer looks into the utility area. Space and plumbing for a washing machine and space for a tall fridge/freezer. Open joist ceiling and stairs to the first floor. Open access to:

DINING ROOM

10'0" x 11'6" (3.07m x 3.53m)

Open joist ceiling and upvc double glazed French doors leading out to the rear garden. Open access to:

UTILITY AREA

5'7" x 8'4" (1.72m x 2.56m)

Space and plumbing for a washing machine. Skylight and door opens to:

WC

Low level wc, a Velux skylight and an extractor fan.

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FIRST FLOOR

LANDING

Reverse L shape landing with loft access via a loft ladder with a Velux skylight.

BEDROOM 1

9'1" x 11'2" (2.79m x 3.42m)

A high ceiling and a upvc double glazed sash window overlooking the rear garden and aspect with further views towards woodland, Two Velux skylights and a Delabole slate feature wall with a granite plinth over the door.

BEDROOM 2

7'6" x 12'8" (2.31m x 3.87m)

Upvc double glazed sash window overlooking the front garden and aspect.

BEDROOM 3

7'10" x 9'3" (2.40m x 2.84m)

Upvc double glazed sash window overlooking the front garden and aspect.

FAMILY SHOWER ROOM

7'8" x 7'6" (2.34m x 2.30m)

Low level wc and a wash hand basin set into a vanity unit. Walk-in shower cubicle with glass shower screens and a Triton Riva electric shower. Partially obscure double glazed upvc sash window to the rear aspect.

OUTSIDE

A gate from the pedestrian pathway leads to the front door. There is a traditional slate front wall with mature hedged borders to each

side and an outside light. French doors from the dining area lead out to two split raised garden areas with mature hedged borders either side. There is a full width garden shed and an outside light.

DIRECTIONS

From our office in Redruth take the main road into the village of Portreath passing the primary school on the left and the property will be found just after on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity, wood burner & Aga.

Broadband highest available download speeds - Standard 8 Mbps, Superfast 56 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



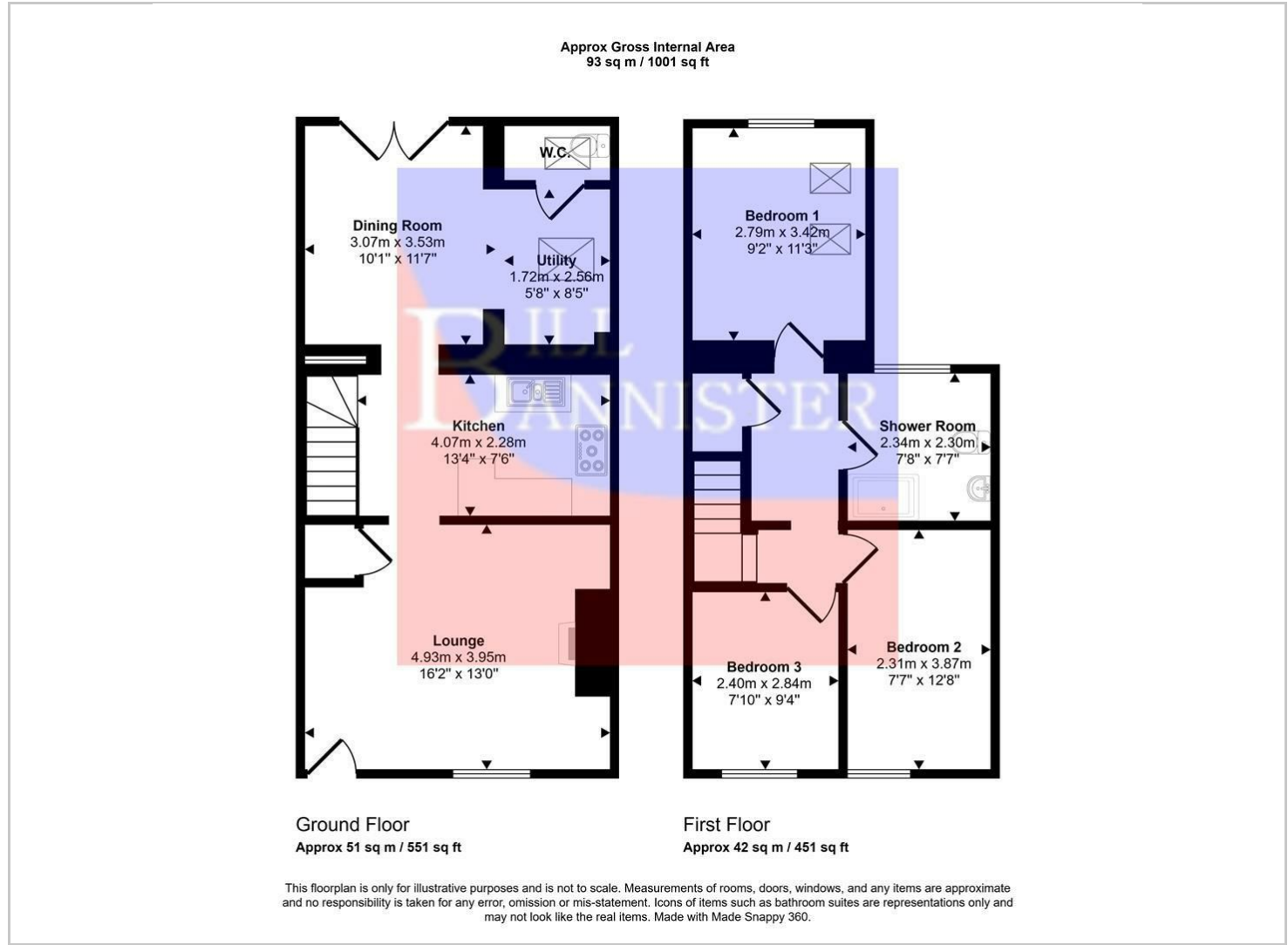
Hybrid Map



Terrain Map



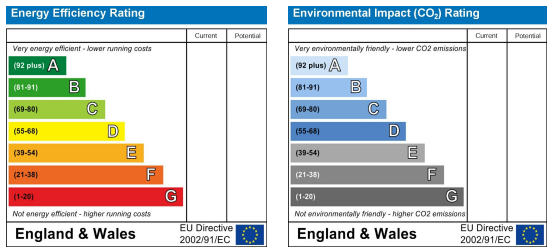
Floor Plan



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



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