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BILL BANNISTER

Sales & Lettings



5 Chynance

Portreath, Redruth, TR16 4NJ

£275,000



Situated within a level few hundred yards of the sandy beach and north coast footpath, this updated terraced house would be an ideal family home or holiday let and is offered with the benefit of no onward chain. The property has three bedrooms, a first floor bathroom, a lounge with a multi fuel stove and a good sized kitchen/diner leading to a small rear sun room. It is double glazed and this is complemented by electric heating. Externally there is parking to the front with the added bonus of a rear garage and a raised rear patio.



Offered with the benefit of no onward chain, this terraced house is well presented by the vendors and has recently had some new floor coverings. Three bedrooms are provided together with a first floor family bathroom. A generous porch leads through to the lounge and then to a well fitted kitchen/diner. There is also a small rear sun room. Paved parking is provided for at least one vehicle to the front and there is a garage to the rear. The beach is literally within several hundred yards and Portreath is known for its surfing qualities and the north coast footpath. The village offers several public houses and shops together with bus services.

FRONT PORCH

5'3" x 7'10" (1.62m x 2.39m)
With a dual aspect and offering a good amount of space.

LOUNGE

15'11" x 15'0" (4.86m x 4.58m)
Focusing on a slate hearth and surround with an inset multi fuel stove. Alcove with a built-in cupboard and understairs storage.

KITCHEN/DINER

16'0" x 9'9" (4.88m x 2.99m)
One and a half bowl stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath, space for white goods and incorporating a free standing cooker. Splash backs are provided together with eye level cupboards. Part glazed door to the lounge and a glazed door with a side panel to:

SUN ROOM

8'9" x 4'3" (2.67m x 1.31m)
Door to the rear.

FIRST FLOOR

BEDROOM 1

9'8" x 11'7" (2.95m x 3.54m)
With a fitted wardrobe and an electric heater.

BEDROOM 2

9'4" x 10'11" (2.86m x 3.33m)
Having a small glimpse of the sea.

BEDROOM 3

5'10" x 8'9" (1.80m x 2.69m)

LANDING

Loft access and an airing cupboard housing a hot water cylinder.

BATHROOM

7'8" x 5'2" (2.36m x 1.59m)
Twin grip panelled bath with a mixer and shower. Separate electric Triton shower unit and a rail. Pedestal wash hand basin and a low level wc. Wall tiling and two windows.

OUTSIDE

To the front paved parking is provided for at least one vehicle. To the rear there is an enclosed raised patio area with steps leading down to a GARAGE 2.78m x 4.83m (9'1 x 15'10) with a replacement up and over door.

DIRECTIONS

From Redruth take the main road all the way into Portreath. Go around the left and right hand bends, continue along and before the shops and car park the property will be found on the right hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity, electric heating and a multi fuel burner.

Broadband highest available download speeds - Standard 15 Mbps, Superfast 80 Mbps (sourced from Ofcom).

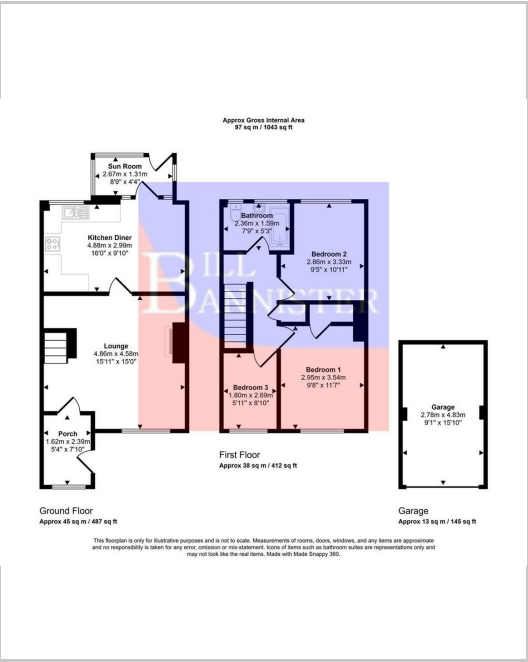
Mobile signal -

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

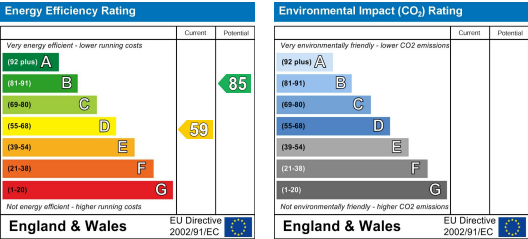
Area Map



Floor Plans



Energy Efficiency Graph



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