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**BILL
BANNISTER**

Sales & Lettings



6 St. Meriadoc Road

Camborne, TR14 7HL

£230,000



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In our opinion, this property offers well proportioned family sized accommodation and has the benefit of no onward chain. An internal inspection will reveal two reception rooms plus a kitchen, a ground floor cloakroom and deep double cupboards. To the first floor there are three bedrooms and the bathroom has Respatex style wipe clean walls. Heating is via an oil system and the property is double glazed. Externally there is parking to the front and quite a deep garage plus a well enclosed lawned rear garden. St Meriadoc Road gives access to the town centre, travelling facilities and the A30.

ENTRANCE HALL

A large double cupboard, understairs storage and a radiator.

CLOAKROOM

4'6" x 3'11" (1.39m x 1.20m)

Wash hand basin with a splash back and a cabinet. Low level wc. Radiator.

LOUNGE

9'7" x 14'0" (2.93m x 4.28m)

Radiator and a door to:

DINING ROOM

9'8" x 9'3" (2.96m x 2.82m)

Patio doors to the rear garden and a radiator.

KITCHEN

10'6" x 11'9" (3.21m x 3.59m)

Single drainer stainless steel sink unit plus working surfaces having cupboards and drawers beneath, splash backs and space for white goods. Eye level units and a deep built-in cupboard housing a Worcester gas fired boiler. Door to the outside.

FIRST FLOOR

BEDROOM 1

12'8" x 9'8" (3.88m x 2.97m)

Window to the front, a double wardrobe and a radiator.

BEDROOM 2

9'11" x 11'7" (3.03m x 3.54m)

Window to the rear, a double wardrobe and a radiator.

BEDROOM 3

7'9" x 9'4" (2.38m x 2.87m)

Window to the rear and a radiator.

LANDING

Airing cupboard housing a hot water cylinder. Radiator and loft access.

BATHROOM

4'7" x 10'2" (1.40m x 3.10m)

With Respatex style wipe clean walling. Panelled bath with a screen and a Mira electric shower above. Pedestal wash hand basin and a low level wc. Two windows and a radiator.

HALF LANDING

A full height obscure glazed window.

OUTSIDE

There is a lawned front garden and a driveway leading to a GARAGE (2.81m x 6.26m) with an up and over door, a side pedestrian door, a rear window and power connected. There is a covered area between the garage and the kitchen. The rear garden is laid to lawn being well enclosed and in our opinion gives plenty of scope for the keen gardener.

DIRECTIONS

Leaving the A30 at the second Camborne exit, take the turning on the left marked Weeth Road. Continue all the

way through here and just before the Tehidy Road roundabout, St Meriadoc Road will be found on the right. The property will be found near the top on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 19 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



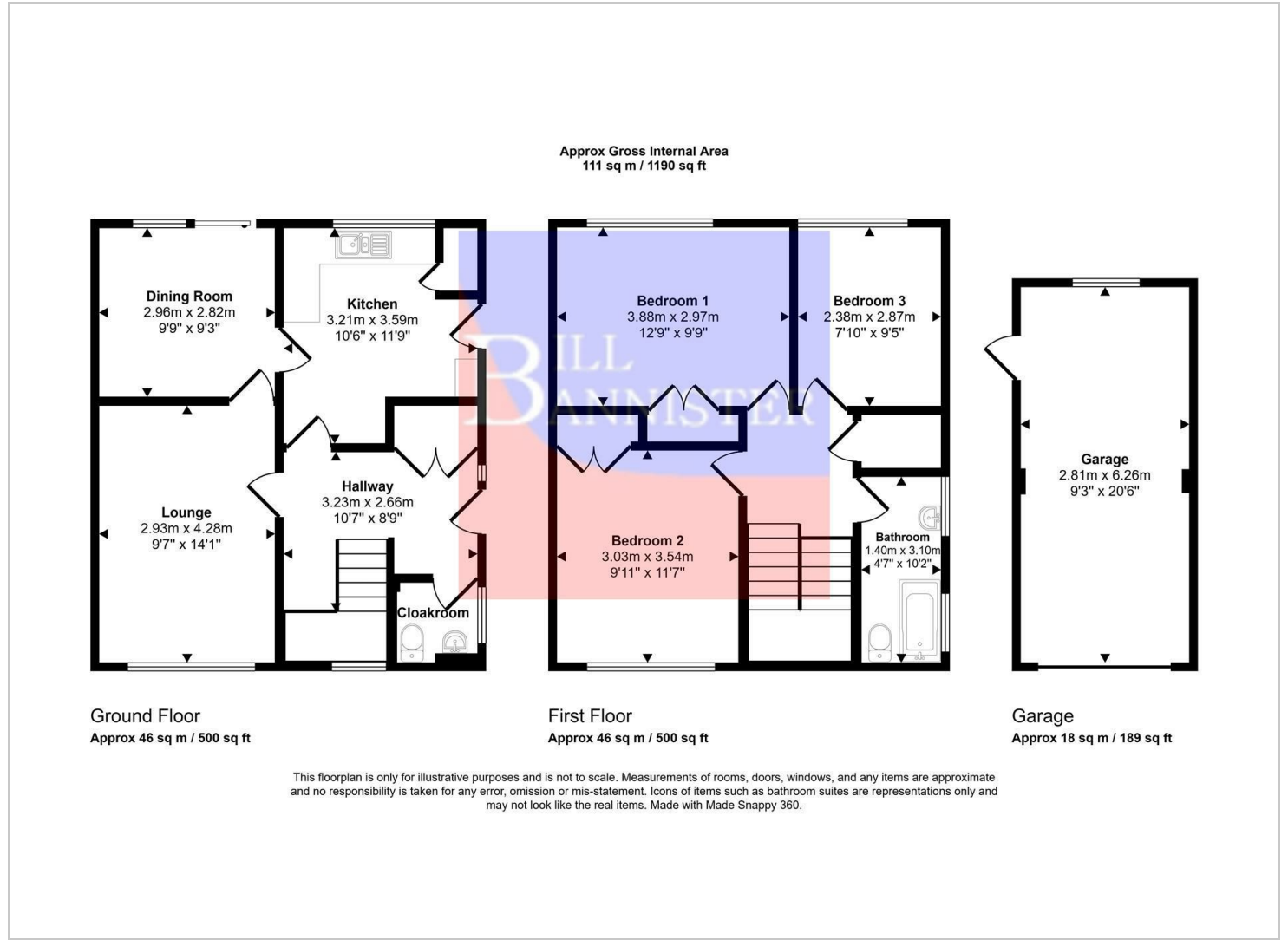
Hybrid Map



Terrain Map



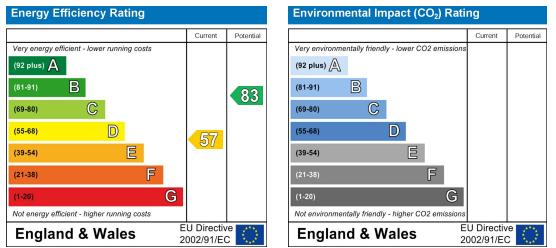
Floor Plan



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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