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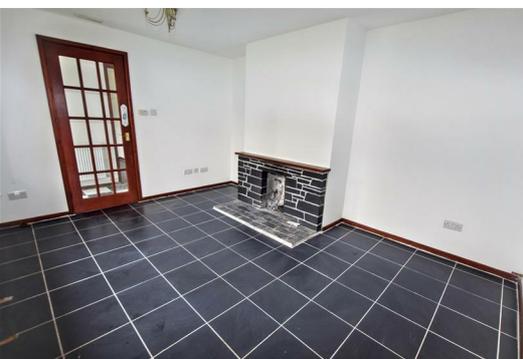
36 Trethannas Gardens

Praze, Camborne, TR14 0LJ

£229,950



Situated in a popular residential area, this modern semi detached bungalow is offered with no onward chain. The property benefits from two bedrooms, a lounge, kitchen, bathroom and the bonus of a rear conservatory together with a front porch. There are enclosed corner plot gardens, a garage and driveway parking for several vehicles.



We are pleased to present this two bedroom bungalow sited on a corner plot with ample parking plus front and rear gardens, all with the benefit of no onward chain. A spacious lounge/living room has the benefit of a traditional open fire. Two good sized bedrooms are complemented by a family bathroom. The well appointed kitchen overlooks a light and airy conservatory whilst externally the low maintenance south facing rear garden offers much scope for a redesign with the front garden wrapping around to the side of the property. Driveway parking for up to three vehicles leads down to a single garage. Furthermore, mains gas heating has been installed in November 2025 and all floors are tiled with the exception of the bathroom. A village shop, fish and chip shop, local public house and doctor's surgery are all within walking distance of the property. The village of Praze-An-Beeble gives convenient access to Camborne whilst Redruth, Hayle and Helston are all within easy reach. Both north and south coasts are equidistant from the location.

Upvc front door with two obscure double glazed panels leading to:

PORCH

Of Upvc construction with a triple aspect. Internall wooden front door with obscure glazed panels leading to:

HALLWAY

A radiator, smoke alarm and loft storage hatch. Cupboard housing a Worcester gas boiler. Casement clear glazed door leading to:

LOUNGE

13'7" x 10'6" (4.16m x 3.21m)

Upvc double glazed window overlooking the front garden and elevation with a radiator under. Open fire with a slate hearth and surround . Carbon monoxide alarm and a ceiling air vent.

KITCHEN

9'8" x 8'11" (2.96m x 2.72m)

Well appointed with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Blanco ceramic single sink and drainer, free standing electric cooker with grill and a free standing dishwasher. Cooke & Lewis cooker hood. Clear glazed wood framed window overlooking the conservatory. Radiator.

BEDROOM 1

8'10" x 8'10" (2.70m x 2.71m)

Upvc double glazed window overlooking the rear garden and elevation. Built-in wardrobe with hanging space and shelving. Radiator.

BEDROOM 2

8'5" x 8'1" (2.59m x 2.47m)

Upvc double glazed window overlooking the front garden and elevation. Radiator.

FAMILY BATHROOM

7'2" x 6'2" (2.19m x 1.89m)

Low level wc, wash hand basin with a tiled splash back and two mirrored medicine cabinets. Bath with a tiled splash back and a Triton T80 electric shower over. Envirovent electric fan, high level wall mounted electric heater and a upvc obscure double glazed window to the rear aspect. Heated ladder towel rail and vinyl flooring.

CONSERVATORY

9'1" x 6'9" (2.79m x 2.06m)

Upvc double glazing and French doors leading out to the rear garden. Plumbing for a washing machine.

OUTSIDE

The front garden has a slabbed pathway leading to the front porch. There is a range of mature bushes, trees and shrubs and a side garden of mature bushes. Driveway parking is available for up to three vehicles and a single garage . The rear garden is fully enclosed, raised and low maintenance, primarily laid to slabs with a pathway down to the GARAGE having a half panelled obscure glazed wooden door, lighting and power plus a Glideroll electric garage door.

DIRECTIONS

From Camborne town take the main road towards Helston and as you enter the village of Praze turn left. Follow the road round to the right and the property will be found in the third cul-de-sac on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains metered water, mains electricity, mains gas (not connected), night storage heating.

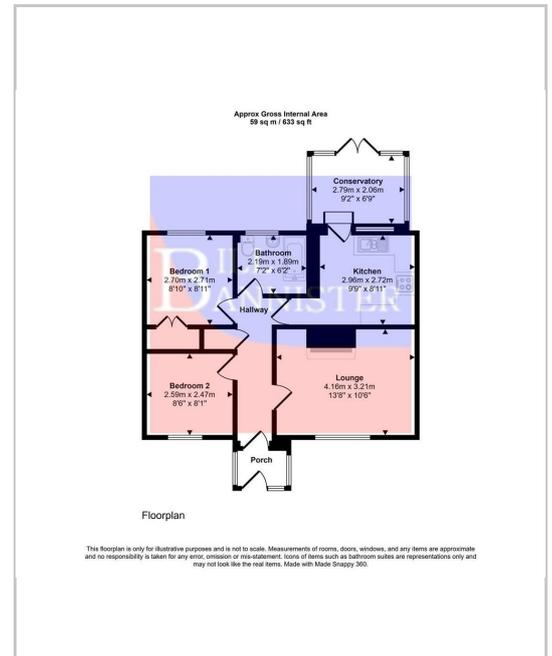
Broadband highest available download speeds - Standard 20 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three None, O2 Likely, Vodafone Likely (sourced from Ofcom).

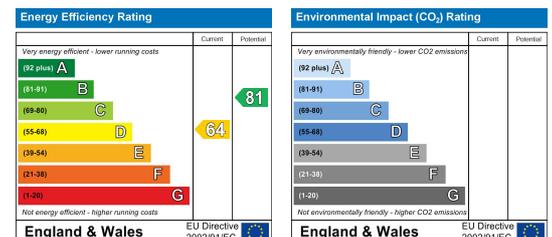
Area Map



Floor Plans



Energy Efficiency Graph



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