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BILL BANNISTER

Sales & Lettings



10 Wheal Gerry

Camborne, TR14 8TY

£269,950



This well presented modern end of terrace house offers adaptable family living accommodation. There are two first floor bedrooms and a family shower room with the bonus of an additional bedroom to the ground floor, an entrance porch/utility, a lounge, separate dining room and a well appointed kitchen. The property is double glazed and this is complemented by electric heating. Externally there is a garage, driveway parking for two vehicles and a well enclosed low maintenance rear garden with a raised decked area.



Sited within a quiet cul-de-sac offering close access to Camborne town centre, we are very pleased to bring to market this three bedroomed end of terrace property offering excellent family accommodation. There is a very useful porch/utility room on entry that offers considerable storage plus side access into the garage/workshop with both lighting and power. From the entrance porch, there is a living room with an open plan staircase to the first floor. The current vendor has made provision for a dining room from the lounge and thereafter, you will find a ground floor room that has been repurposed into a double bedroom. A very nicely presented kitchen offers plenty of space for preparation and cooking whilst a new owner may wish to return this to a kitchen/diner layout. To the first floor there are two bedrooms, the first at the front of the property, the second at the rear offering the bonus of far reaching views towards the north west. Both bedrooms are complemented by a well presented family shower room. Externally to the front there are two shingle driveways offering parking for two vehicles which are split by a raised planting feature, access to the front of the garage/workshop and a pathway offering access to the rear garden. To the rear there is a low maintenance fully enclosed garden with a split level decking feature bordering a four part shingle feature. A gate offers access to a shared pathway that leads to the front of the property. In terms of location, the property is within a short driving distance of Camborne town centre which can also be reached in around fifteen minutes on foot and furthermore, there are bus services close by. Camborne offers a range of shopping facilities and other amenities including a mainline railway station. Redruth can be reached in around twenty minutes by car. There is easy access to the main A30, the north coast at Portreath is around four miles away and Tehidy Country Park is within easy reach as is Tehidy Park Golf Club.

A upvc twin panel obscure double glazed door leads to:

PORCH/UTILITY

9'10" x 5'0" (3.00m x 1.54m)

There are two frosted double glazed windows to the front aspect, a perspex room and a double storage cupboard with shelved storage. Upvc double glazed window that looks into the lounge. Side access door to:

SINGLE GARAGE

8'2" x 13'4" (2.49m x 4.07m)

With lighting, power and an external tap.

LOUNGE

13'5" x 13'7" (4.11m x 4.15m)

Open plan staircase to the first floor and a tall electric wall mounted designer radiator. Archway to:

DINING ROOM

8'1" x 7'2" (2.47m x 2.20m)

Door to:

BEDROOM 3

7'9" x 13'5" (2.38m x 4.11m)

Wall mounted electric radiator and a double glazed window overlooking the rear garden and aspect. Upvc door with an obscure double glazed panel leading to the rear garden.

KITCHEN

13'7" x 9'1" (4.15m x 2.77m)

Range of eye level and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Space for an electric cooker, plumbing and space for washing machine plus space for further white goods. Upvc door with obscure double glazed panel leading to the rear garden. One and a half bowl composite sink and drainer below a upvc double glazed window overlooking the rear garden and aspect.

FIRST FLOOR

LANDING

Smoke alarm and a loft access hatch. Full height storage cupboard housing a water tank with shelved storage above.

BEDROOM 1

9'11" x 11'10" (3.03m x 3.63m)

Upvc double glazed window overlooking the front garden and aspect. Built-in triple wardrobe with hanging space and storage shelves. Wall mounted electric radiator.

BEDROOM 2

6'3" x 10'9" (1.91m x 3.28m)

Upvc double glazed window overlooking the rear garden and aspect with far reaching north westerly views. Wall mounted electric radiator.

FAMILY SHOWER ROOM

6'1" x 5'2" (1.87m x 1.60m)

Low level wc and wash hand basin with aqua board splash back and a mirrored medicine cabinet above. Wall mounted towel radiator. Double walk-in shower with glass screen and Triton Enrich electric shower and aqua board splash back. Upvc obscure double glazed window to the rear aspect. Ventaxia extractor.

OUTSIDE

To the front there are two shingle driveways bordered by a raised planting area between them. A block paved pathway leads to the front door and a pathway leads to the rear. A door from the kitchen leads to a fully enclosed low maintenance rear garden with two external power points and external lights. There is a split level decking feature bordering a four part shingle and slate feature. A concrete pathway leads to a gate with pedestrian access to the rear of three other properties and access to the front of this property. An electric fountain feature and an external tap.

DIRECTIONS

From the the crossroads and traffic lights at the top of Tuckingmill Hill, continue straight over, down the hill and turn right at the next lights into North Roskear Road. Continue along and at the mini roundabout proceed straight over into Eastern Lane. Take the first right into Wheel Gerry and follow the road around to the left where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

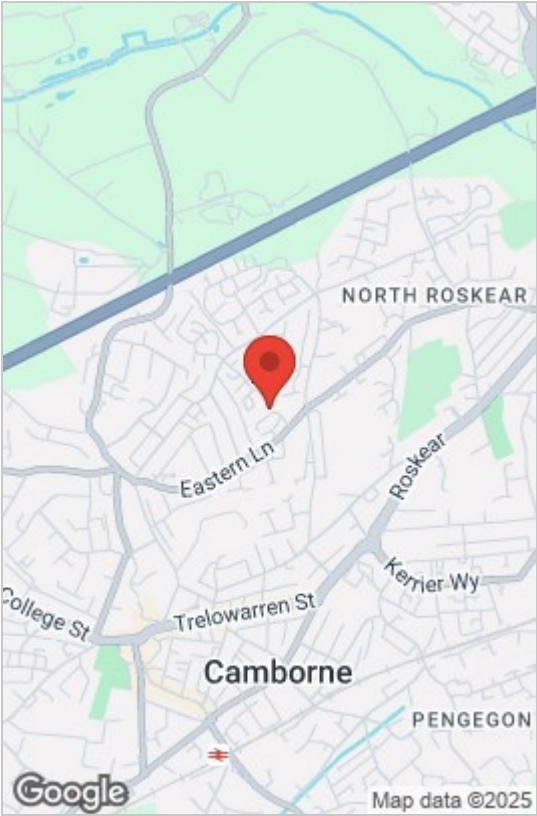
SERVICES

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

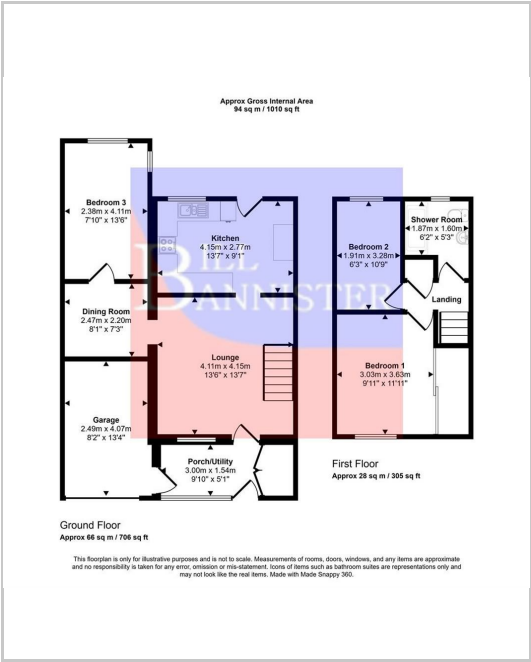
Broadband highest available download speeds - Standard 16 Mbps, Ultrafast, 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 Limited, Vodafone Limited (sourced from Ofcom).

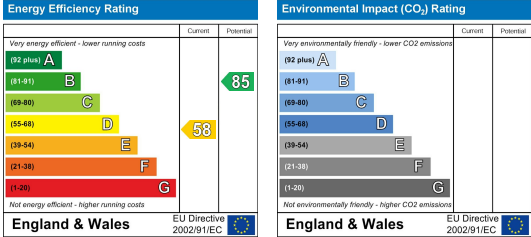
Area Map



Floor Plans



Energy Efficiency Graph



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