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BILL BANNISTER

Sales & Lettings



11 Kegin Terrace

Foundry Road, Camborne, TR14 8FT

Guide Price £199,950



Offered for sale with no onward chain and situated in a convenient location, this modern three storey property would be ideal for first time buyers or perhaps investment purposes. The property benefits from three bedrooms, master with en-suite, a lounge/diner, fitted kitchen, a first floor bathroom and the bonus of a ground floor cloakroom. It is double glazed and this is complemented by gas fired heating. Externally there is a well enclosed low maintenance rear garden with pedestrian access.



Situated within a short distance of Camborne town centre, this is an upgraded three bedroom property with the master bedroom having an en-suite. There is a good hallway with a cloakroom leading to a lounge/dining room having French doors to the rear garden. The kitchen is well appointed with plenty of appliances and there are two bedrooms to the first floor with the master bedroom on the top floor. The double glazing has been replaced from the original timber to upvc and four of the radiators have been upgraded. Fitted venetian blinds are included in the sale, the extractor fans have been upgraded and both the bathroom and en-suite have quite large rectangular mirrors, one of which has downlighters. A light and airy home, all the bedrooms have two windows and the second bedroom has a wardrobe. Extensive use of spot lighting is another feature of this home. Externally there is a low maintenance rear garden with paving and gravel, it is well enclosed and there is a pedestrian gate to the rear.

ENTRANCE HALL

Understairs cupboard and a tall cupboard housing the gas and electric meters.

CLOAKROOM

Wash hand basin, a wc, radiator and an extractor fan.

LOUNGE

14'4" x 9'8" (4.38m x 2.96m)

L shaped with French doors opening to the rear garden and a radiator.

KITCHEN

7'1" x 13'1",104'11" (2.18m x 4,32m)

Well equipped with a single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath, space for white goods and splash backs. There are eye level units and a fitted breakfast bar. Appliances include a double oven, a hob, hood and a fridge/freezer. Tiled floor.

FIRST FLOOR

LANDING

With a radiator.

BEDROOM 2

14'6" x 9'10" (4.44m x 3.00m)

Two windows, a radiator and internet points.

BEDROOM 3

14'6" x 7'6" (4.43m x 2.31m)

Two windows, a wardrobe and a radiator.

BATHROOM

7'3" x 5'5" (2.21m x 1.67m)

Twin grip panelled bath with a tiled surround, a screen and a Mira electric shower. Pedestal wash hand basin and a wc. Rectangular mirror with downlighters. Heated towel rail and an extractor fan.

SECOND FLOOR

MASTER BEDROOM

14'5" x 10'6" (4.40m x 3.21m)

Two windows and a radiator.

EN-SUITE

7'1" x 5'1" (2.18m x 1.56m)

Tiled shower cubicle with a mains shower and a screen. Pedestal basin and a low level wc. Ladder radiator, rectangular wall mirror and an extractor fan.

LANDING

Deep cupboard housing a Potterton gas boiler together with a hot water tank.

OUTSIDE

There is enclosed virtually square rear garden having a good degree of security and a pedestrian gate. It is low maintenance with paving and gravel etc.

NB Across the road from the property there is an area being levelled and we are told that it is to be an amenity area.

DIRECTIONS

From the roundabout at Tesco coming from Camborne town take the second exit and then take the right lane turning right towards Tesco entrance. Kegin Terrace is then on your left hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICE CHARGE: Approximately £250 per annum.

SERVICES

Mains drainage, mains metered water, mains electricity and mains gas heating.

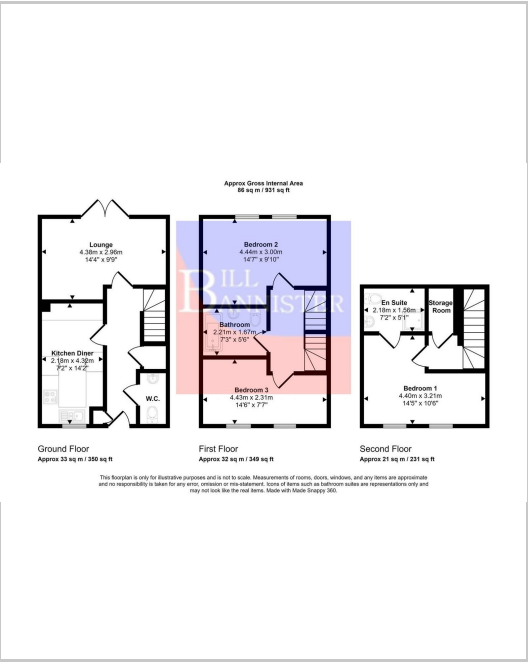
Broadband highest available download speeds - Standard 13 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

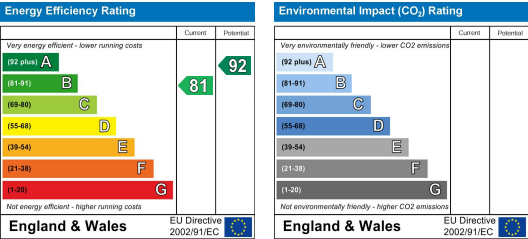
Area Map



Floor Plans



Energy Efficiency Graph



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