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# BILL BANNISTER

Sales & Lettings



## 1 Stablys Dolcoath

Pengegon, Camborne, TR14 7UP

**£160,000**



Ideal for first time buyers or investment purposes, this modern end terraced house is offered for sale with no onward chain. The property benefits from two bedrooms with a first floor bathroom, a lounge, a fitted kitchen/diner and a ground floor wc. It is double glazed and this is complemented by gas heating. Externally there are low maintenance gardens to both front and rear with the bonus of an allocated parking space.





Offered with no onward chain, we are very pleased to bring to market this very practical two bedroomed family home set within a small cul-de-sac of similar properties. Sited in a most convenient location, this house would make an ideal first purchase. On entry, there is a hallway with the added convenience of a downstairs cloakroom/WC with a wash hand basin. An internal front door takes you into the lounge/living room which also gives access to the first floor. From the lounge, a clear casement glazed door opens into the kitchen/diner which has a range of eye level storage cupboards and base level storage cupboards and drawers. A door accesses the rear garden. To the first floor, there are two bedrooms complemented by a family bathroom with an electric shower over the bath. Externally, there is a concrete ramp style pathway to the front door and low maintenance areas of shingle with a front hedged border. A pathway leads to a side gate which gives access to the rear fully enclosed and low maintenance courtyard garden which has high traditional walled borders on two sides. There is also an allocated parking space to the front. Located on the outskirts of Camborne in Pengegon, we consider this to be a very convenient location with a major supermarket being within a ten minute walk or a two minute drive with a further larger supermarket being around a five minute drive. There is a fish and chip shop and a park nearby. Camborne town centre, with many local amenities including doctor's surgeries, dentists plus many retail businesses including chain stores and independents, is within one mile distant and less than a twenty minute walk or short drive. Camborne also offers a mainline railway station that can be reached on foot in under twenty minutes and there is also a bus station. Further afield, Portreath with its beach and access to the South West Coastal Path can be reached in less than fifteen minutes by car along with Tehidy Country Park and Tehidy Park Golf Club which are within a similar distance.

Upvc front door with obscure double glazed panels opens to:

ENTRANCE HALLWAY

Door to:

WC

Low level wc and a wash hand basin with a tiled splash back. Radiator, a upvc obscure double glazed window to the front aspect and a Manrose extractor fan.

LOUNGE

13'9" x 11'5" (4.21m x 3.49m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Stairs to the first floor, a radiator and a mains EI optical smoke alarm. Casement glazed door to:

KITCHEN/DINER

13'9" x 9'6" (4.21m x 2.92m)

Radiator and a upvc door with a clear double glazed panel leads out to the rear garden. Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. Worcester boiler and a single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Integrated extractor hood.

FIRST FLOOR

LANDING

Loft access hatch and a mains EI optical smoke alarm. Radiator.

BEDROOM 1

10'5" x 10'0" (3.18m x 3.05m)

A radiator below a upvc double glazed window overlooking the front garden and aspect. Second upvc double glazed window overlooking the front garden and aspect.

BEDROOM 2

6'6",75'5" x 11'3" (2.23m x 3.43m)

Upvc double glazed window overlooking the rear courtyard garden with a radiator below.

BATHROOM

6'2" x 6'3" (1.90m x 1.91m)

Low level wc and a wash hand basin with a tiled splash back and a glass shelf above. Bath with a Mira Jump electric shower over, hinged glass shower screen and a tiled splash back. Upvc obscure double glazed window to the rear aspect, Manrose extractor fan and a radiator.

OUTSIDE

To the front there is an allocated parking space. The front garden is low maintenance with a ramped pathway to the front door that splits areas of gravel and shingle. There is a front border of mature bushes and shrubs and a pathway leads to the side with gated access to the rear garden. The rear courtyard garden is low maintenance with traditional high walls to two sides with a further fenced border to the remaining side. There is a slabbed patio area with a gravelled border. External light and an external tap.

DIRECTIONS

Proceeding from the Redruth direction take the first exit at Camborne Tesco roundabout and proceed straight on at the traffic lights into Kerrier Way. Continue along and turn right into Lower Pengegon. Proceed over the railway line and take the second turning left into Stablys Dolcoath where the property will be facing you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

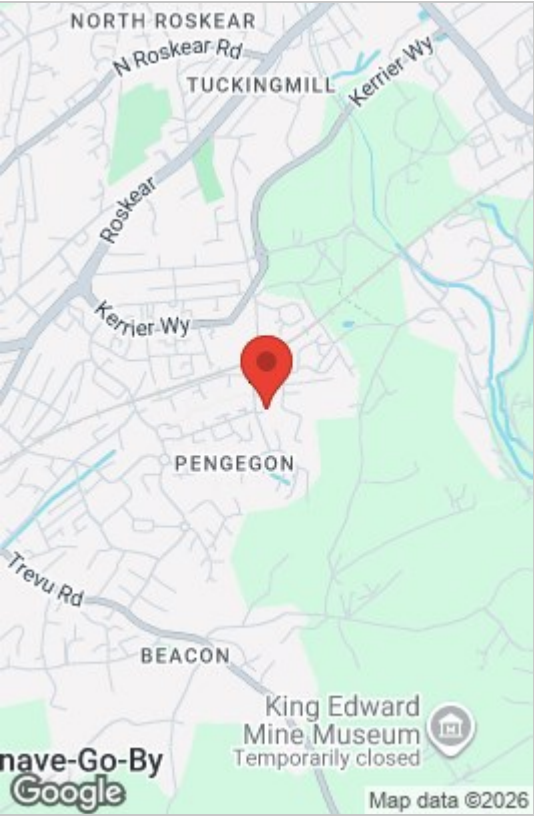
Mains drainage, mains water, mains electricity and mains gas heating. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

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

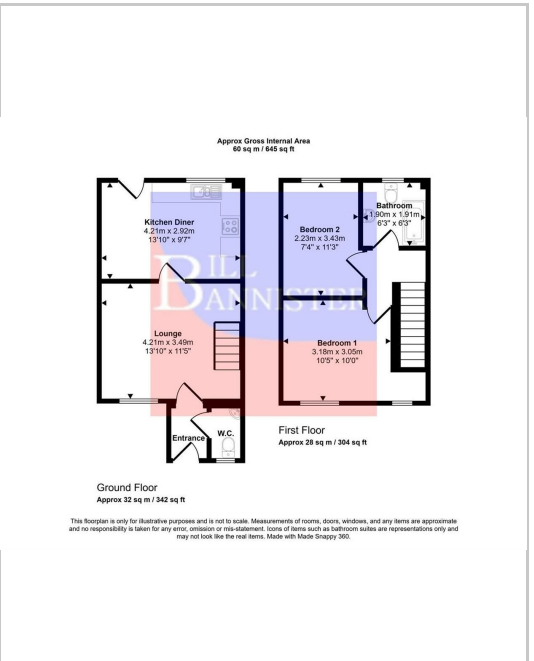
Mobile signal -

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

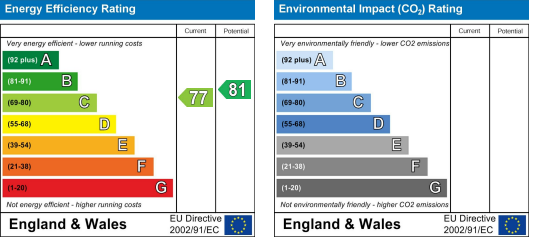
Area Map



Floor Plans



Energy Efficiency Graph



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