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BILL BANNISTER

Sales & Lettings



19 Lowen Way

Threemilestone, Truro, TR3 6TR

£139,950



Ideal for first time buyers or investment purposes, this first floor flat is situated in the popular village of Threemilestone and is offered with the benefit of no onward chain. The property comprises a double bedroom, a lounge/diner, a galley style kitchen and a bathroom. It is double glazed and this is complemented by night storage heating. Externally there is an allocated parking space.



Close to local village amenities and with no onward chain, we are very pleased to bring to market this first floor purpose built one bedroomed flat, sited approximately three miles to the west of Truro, the southernmost city in the United Kingdom. Located within a quiet cul-de-sac, ensuring a good degree of privacy, this flat would make an ideal first property purchase or as an investment opportunity. On entry, there is a tiled entrance vestibule with a staircase leading up to the landing. A casement glazed door opens into a generous lounge/living room/diner with a built-in corner storage cupboard. A door opens into the galley style kitchen with a good range of storage options along with appliance space including plumbing for a washing machine. Returning to the hallway, a door opens into the double bedroom which has the added bonus of a built-in double wardrobe. From the hallway, access is given to the partially tiled bathroom which includes an electric shower over the bath. Externally, there is a built-in bin store adjacent to the front door and an allocated, numbered parking space. In terms of location, this property is very convenient for the Royal Cornwall Hospital at Treリス, Richard Lander School and Truro College. It is a fifteen minute walk to the local primary school and the village itself has a host of amenities within walking distance including a doctor's surgery, a pharmacy, two convenience stores, a butchers, a bakers, a hairdressers and a nearby public house. There is also a fish and chip shop and a Chinese takeaway. Further afield, it is under twenty minutes by car to the coastal village of Perranporth with its fabulous beach. The city of Truro with its wealth of shopping opportunities, cafes, public houses, restaurants and entertainment venues can be accessed in under fifteen minutes by car but can also be reached by public transport.

Upvc front door with two decorative obscure double glazed panels opens to:

ENTRANCE VESTIBULE

Tiled floor and stairs to the first floor.

HALLWAY

Loft access hatch and a clear casement glazed door opens to:

LOUNGE/DINER

11'8" x 16'7" (3.58m x 5.06m)

Built-in shelved storage cupboard and a upvc window overlooking the parking area and aspect with distant southerly views. Night storage heater. Part glazed internal door opens to:

KITCHEN

5'5" x 12'5" (1.67m x 3.81m)

A galley style kitchen with a full height storage cupboard, further eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces and a single stainless steel sink and drainer with a tiled splash back. Space and plumbing for a washing machine, space for an electric cooker and further undercounter appliance space. Space for a tall fridge/freezer, upvc double glazed window overlooking the rear aspect and a high level Xplelair extractor fan.

BEDROOM

9'0" x 9'3" (2.75m x 2.84m)

Upvc double glazed window overlooking the rear aspect. Night storage heater. Built-in storage cupboard housing a hot water cylinder. Built-in double wardrobe with hanging space and shelved storage.

BATHROOM

5'10" x 5'1" (1.80m x 1.57m)

Partially tiled with a low level wc and a wash hand basin with a mirrored medicine cabinet above. Bath with a Mira Go electric shower over. High level pull-cord Sunhouse electric heater and an extractor fan.

OUTSIDE

There is a numbered allocated parking space and a bin store adjacent to the front door with space for recycling.

DIRECTIONS

From the Redruth direction passing Threemilestone Retail Park on the left hand side, proceed through the traffic lights and bear right at the mini roundabout into Threemilestone. Take the second turning right into Glenthorne Road and then the second right into Lowen Way where the property will be found on the right hand side.

AGENTS NOTE

TENURE; Leasehold - 999 year lease commenced on 1/1/1980. Peppercorn Ground Rent.

COUNCIL TAX BAND: A.

SERVICES

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

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

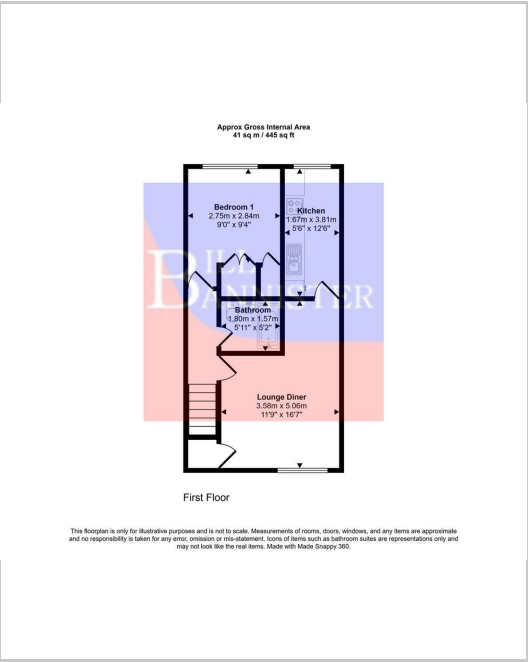
Mobile signal -

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

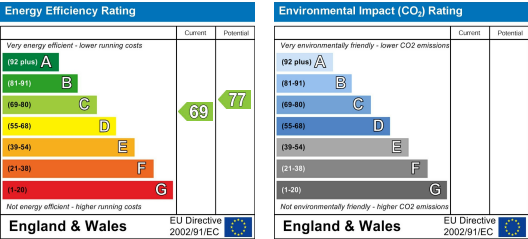
Area Map



Floor Plans



Energy Efficiency Graph



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