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# BILL BANNISTER

Sales & Lettings



## 23 Fore Street

Penponds, Camborne, TR14 0QF

**£249,950**



This beautifully presented terraced cottage offers character accommodation combined with modern facilities. The family sized living benefits from three bedrooms, the master with a Juliette balcony, a lounge with a wood burner, a lovely fitted kitchen/diner with doors to the rear and a first floor family bathroom. The property is double glazed, has air source heating and the bonus of owned solar panels. Externally there is a well enclosed south facing rear garden with a garden shed.





Situated in this ever popular residential location, this terraced property has been the subject of updating and improvement over recent years yet retains the feel of a traditional cottage home. Double glazing has been installed with sash style windows to the front elevation to provide a more authentic feel. There are solar panels together with an air source heat pump. Some roofing has been replaced which also includes a fibreglass covering on the garden shed. There is a modern kitchen/diner and a lounge with a focal point wood burner, three bedrooms and a well fitted first floor bathroom. Country walks are available nearby, the A30 is within approximately two miles and Camborne town is within three miles.

LOUNGE

16'10" x 12'9" (5.15m x 3.89m)  
With an oak floor and a focal point wood burner with a slate hearth. Two understairs cupboards and a stable door to the front elevation.

KITCHEN/DINER

16'5" x 9'7" (5.02m x 2.93m)  
The kitchen was installed in May 2025 and is fitted with plenty of base units with quartz working surfaces and substantial wide drawers beneath. Complementary eye level cupboards, a Belfast sink and downlighters. Appliances include an oven, hob, extractor and a fridge/freezer. There is spot lighting, an oak floor, an extractor, a radiator and a breakfast bar in the form of a peninsular unit. Door to the rear.

FIRST FLOOR

BEDROOM 1

10'2" x 9'10", 16'4" (3.10m x 3.05m)  
Juliet balcony with French doors and railings. Radiator and a view.

BEDROOM 2

9'1" x 12'9" (2.77m x 3.89m)  
Window to the front and a radiator.

BEDROOM 3

8'0" x 9'3" (2.45m x 2.82m)  
Window to the front.

LANDING

With loft access.

BATHROOM

6'7" x 10'0" (2.01m x 3.05m)  
A fully tiled room with an inset bath and a mains shower over. Enclosed wash hand basin with cupboards and an enclosed cistern wc. Obscure glazed window and a ladder radiator. Mirror and downlighters.

OUTSIDE

To the front there is on street parking and to the rear there is a lovely south facing well enclosed garden. There is a paved patio area and a lawned area interspersed with gravel areas and is well stocked with mature plants and bushes. There is a useful garden shed with a fibreglass roof and there is a pedestrian right of way.

DIRECTIONS

From Camborne town take the road towards Praise An Beeble turning right at the mini roundabout by the police station. Proceed along Pendarves Street and take the second turning right towards Barripper and Carnhell Green. Continue down here towards the school and turn right just before this sign posted to Penponds. Continue into the village and 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, air source heating and a wood burner. There are owned solar panels.

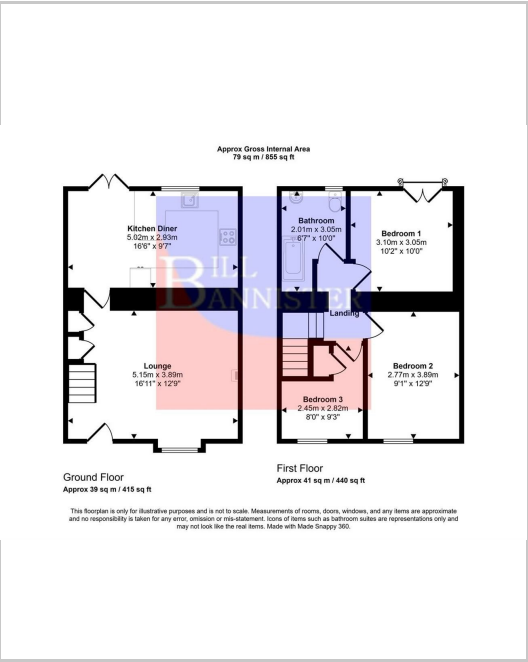
Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

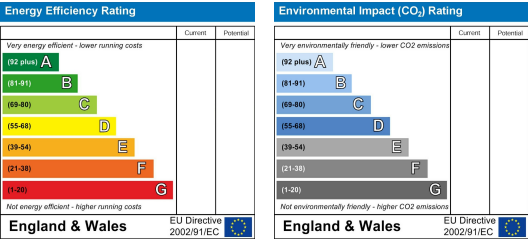
Area Map



Floor Plans



Energy Efficiency Graph



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