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BILL BANNISTER

Sales & Lettings



1 Chynance

Portreath, Redruth, TR16 4NJ

£279,950



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Situated just a few minutes walk from the beach, we are delighted to bring to market this three bedroomed mid terrace property, presenting a fabulous opportunity for family living in the heart of the North Cornish coastal village of Portreath. Offering good sized family accommodation, on entry, there is a generous and very useful entrance porch, which offers a considerable amount of storage, both low level and with two full height cupboards, all behind a frosted glazed window that helps maintain a good level of privacy. A door opens into a very good sized lounge/living room which has the added bonus of an open fire set within a slate fireplace and hearth. From here, a door opens into the kitchen/diner with a fitted kitchen presented in a U-shaped format. There are integrated cooking appliances in the shape of an electric hob, an oven and grill plus a built-in extractor hood over. The dining area has plenty of space for a dining table and chairs and from here, access is given to the rear garden via sliding patio doors. Returning to the lounge, stairs lead to the first floor where there are three bedrooms, two to the front of the property and one to the rear. Bedroom 1 at the front has a considerable amount of storage space. There is a wall to wall wardrobe with vanity desk along with a further separate full height built-in wardrobe. Bedroom 2 at the rear also benefits from a built-in wardrobe whilst Bedroom 3, which is at the front of the property, has a range of wall mounted eye level storage cupboards. All three bedrooms are complemented by a family bathroom with electric shower over the bath.

Externally, to the front, there is a slabbed driveway that can accommodate parking for one vehicle. The rear garden is accessed via patio doors from the dining area. Here, there is a manageable, primarily laid to lawn area with fenced borders all around and pleasant views looking upwards towards other properties that overlook the village.

In terms of location, the local beach can be reached in a very short walk where there is a fish and chip shop with restaurant. The famous South West coastal path is also very close by whilst there are many other local beaches along the north coast within easy reach. The local primary school is very convenient, within a fifteen minute walk of the property. Portreath itself also offers two public houses, cafes and a bakery. In addition, there is a parade of local shops including a convenience store with Post Office within an

approximate five minute walk of the property. Further afield, Camborne and Redruth town centres are equidistant and can be reached in less than fifteen minutes by car. Tehidy Woods is less than ten minutes by car but can also be reached on foot via public footpaths. Tehidy Park Golf Club is also around five minutes away by car.

Wooden front door with a decorative obscure single glazed panel opens to:

ENTRANCE PORCH

Reverse L shaped with low level built-in storage cupboards to two sides. Upvc double glazed partially frosted casement window to the front aspect. Full height storage cupboard with a high level storage cupboard and a further full height storage cupboard. Casement glazed door to:

LOUNGE

15'7" x 14'8" (4.77m x 4.49m)

Upvc casement style bay window behind a deep sill overlooking the front aspect. Open joist ceiling and a recessed open fire in a slate fireplace with a slate hearth. Shelved alcove with built-in storage below and a Sunhouse night storage heater. Stairs to the first floor. Door to:

KITCHEN/DINER

16'0" x 9'9" (4.88m x 2.98m)

Fitted in a U shaped format with eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces and tiled splash backs. Integrated Hotpoint electric hob, an integrated Logik oven and grill below and an integrated extractor hood over. Single sink and drainer below a upvc casement style double glazed window overlooking the rear garden and aspect. Space and plumbing for a washing machine and space for a tumble dryer. Space for an undercounter fridge and space for a tall fridge/freezer. Mains heat alarm, a Creda night storage heater and upvc double glazed patio doors open out to the rear patio.

FIRST FLOOR

LANDING

L shaped with a loft access hatch and a mains smoke alarm. Door opens to a full height storage cupboard housing a hot water cylinder with slatted shelving above.

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BEDROOM 1

9'5" x 11'6" (2.88m x 3.53m)

Upvc casement style double glazed window overlooking the front aspect. Full length built-in wardrobe with an abundance of hanging space and shelved storage. Further built-in wardrobe with hanging space and shelving storage.

BEDROOM 2

7'9" x 10'5" (2.38m x 3.20m)

Upvc casement style double glazed window to the rear overlooking the rear garden with a sea view and far reaching views up to properties overlooking the village. Low level built-in storage cupboard with roll edge worktop. Door opens to a built-in wardrobe with hanging space and shelved storage.

BEDROOM 3

5'9" x 8'8" (1.77m x 2.66m)

Upvc casement style double glazed window overlooking the front aspect. Three eye level storage cupboards.

BATHROOM

7'5" x 5'3" (2.28m x 1.62m)

Partially tiled with a low level wc and a wash hand basin with a tiled splash back. Bath with a Mira Sprint electric shower over. Two upvc obscure double glazed windows to the rear aspect.

OUTSIDE

To the front there is a low maintenance slatted driveway providing parking for one vehicle and is open to one side with a walled border to the other. Outside light. To the rear sliding patio doors lead out to a hard standing rear patio. There is a laid to lawn area with a slate border and a rear border of mature bushes. There are also fenced borders all round.

DIRECTIONS

From Redruth take the main road all the way into Portreath. Go around the left and right hand bends, proceed straight past the diagonal car parking spaces which are on the left and just before Portreath Beach car park, the property will be found on the right hand side.

AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: C.

SERVICES

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

Broadband highest available download speeds - Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



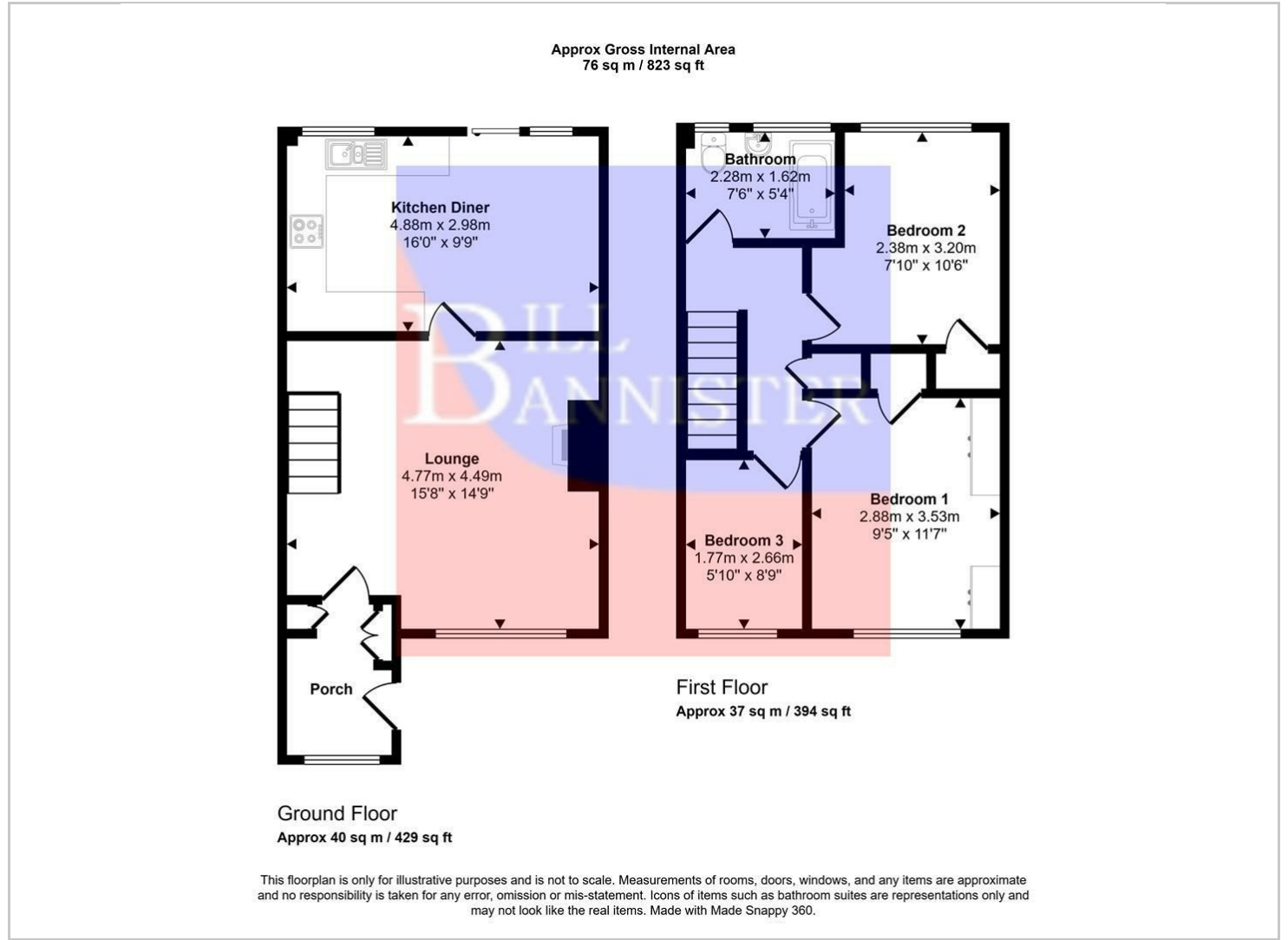
Hybrid Map



Terrain Map



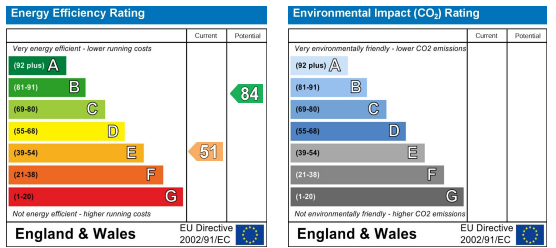
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.