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# BILL BANNISTER

Sales & Lettings



## 13 Homefield Park

Portreath, Redruth, TR16 4AB

**£245,000**



Offered for sale with no onward chain, this modern end of terrace house offers well presented accommodation. There are two bedrooms, a lounge with patio doors, a fitted kitchen, a first floor bathroom and the bonus of a ground floor cloakroom. The property is double glazed and this is complemented by electric heating. Externally there is a rear decked area with a raised patio and communal parking facilities to the front.



Situated in the ever popular north coastal village of Portreath, this end terraced house offers modern accommodation and was constructed by a well known local developer. To the ground floor there is a hallway with a cloakroom and a lounge with patio doors to the rear garden. The kitchen is well fitted and includes an oven, hob and cooker hood. Electric heating is provided and there is also double glazing. Externally there are communal parking facilities to the front and these look over a large green area. Portreath beach is famed for its quality surfing facilities and also the south west coast path. The village has various outlets and bus services.

ENTRANCE HALL

Understairs cupboard and an electric heater.

CLOAKROOM

A wash hand basin and a low level wc. Extractor fan and an electric towel rail.

LOUNGE/DINER

12'11" x 16'1" (3.96m x 4.92m)

Patio doors to the rear elevation overlooking the garden. Electric heater.

KITCHEN

5'9" x 11'5" (1.77m x 3.48m)

Single drainer sink unit, working surfaces with storage beneath, space for white goods and tiled backs. Complementary eye level cupboards, and a fitted oven, hob and cooker hood. Electric heater and a tiled floor.

FIRST FLOOR

BEDROOM 1

12'10" x 11'2" (3.92m x 3.41m)

A recess and an overstairs cupboard housing a hot water cylinder. Electric heater and a view to the front over the green.

BEDROOM 2

12'11" x 9'1" (3.95m x 2.77m)

Electric heater.

LANDING

Electric heater and loft access.

BATHROOM

6'3" x 6'7" (1.92m x 2.02m)

Panelled bath with a tiled surround, a mixer, shower and screen. Wall tiling, pedestal basin with a splash back and a low level wc. Electric towel rail, shaver point, shelving and an extractor fan.

OUTSIDE

To the front of the property there are plenty of communal parking facilities. There is a side path and to the rear there is a raised garden with fencing to the rear bordering the Portreath to Devoran former tramway. This is now a popular cycle path. Immediately to the back of ther property is some decking and a raised paved area.

DIRECTIONS

Proceed into the village of Portreath passing the primary school on the left hand side and take the next turning right into Greenfield Terrace. Bear around to the right and follow the road around to the left where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICE CHARGE £61 per quarter.

SERVICES

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

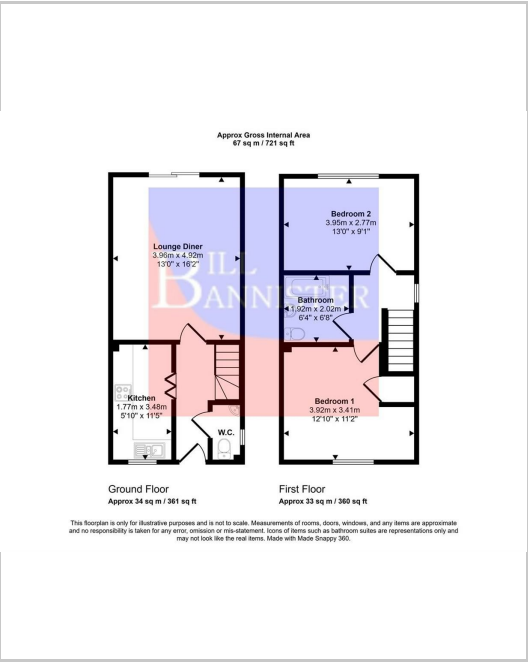
Broadband highest available download speeds - Standard 7 Mbps, Superfast 60 Mbps (sourced from Ofcom).

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

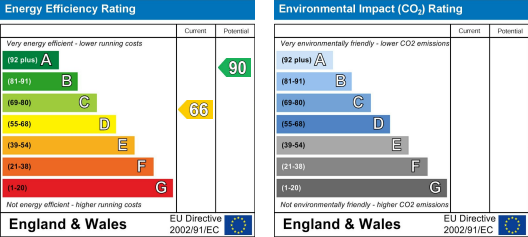
Area Map



Floor Plans



Energy Efficiency Graph



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