

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



6 Chapel Row

Praze, Camborne, TR14 0LA

£219,950



Ideal for first time buyers or perhaps investment purposes, this lovely terraced character cottage is situated in the popular village of Praze. Offering very well presented accommodation it benefits from two bedrooms together with a first floor bathroom, a lounge with a wood burner, a kitchen and the bonus of a useful utility room. The property is double glazed and this is complemented by LPG gas heating. Externally there is an enclosed well stocked rear garden with an outhouse.



We are very pleased to bring to market this delightfully cosy character mid terraced cottage property, built in the late 1800's, which would make an ideal first time buy or equally, providing an opportunity to downsize if so required. Set in a peaceful cul-de-sac lane in a very popular village that has easy access to both north and south Cornish coasts, this house retains some original features accompanied by some thoughtful other additions such as geometric style floor tiles. There are two bedrooms and a good sized family bathroom to the first floor whilst the lounge/living room has the added benefit of a wood burner, again accompanied by authentic floor tiles. The compact and well thought out kitchen provides all the space you would need for meal preparation, there is an adjacent utility room and a rear garden that is fully enclosed, making it a safe haven for children and pets alike. In terms of location, Praze offers a wide range of amenities including access to bus services, a village shop/Post Office, a bakery, a fish and chip shop, and a public house. There is a doctor's surgery and local primary school, both within a short walk. The town of Camborne, with its mainline railway station, is approximately three miles away and can be reached in under ten minutes by car from which also the main A30 trunk road can be accessed. Further afield, the port town of Hayle is around six miles away whilst the historic market town of Helston is within fifteen minutes by car. Gwithian Beach is within a twenty minute drive and many other local beaches and amenities can also be easily reached.

A wooden stable front door with a clear glass panel leads to:

LOUNGE

14'7" x 10'0" (4.47m x 3.05m)
Upvc double glazed window with a deep sill overlooks the front garden and aspect. Wood burner set on a slate hearth. Original beams and a ledge and brace wooden door which opens to stairs leading to the first floor. Smoke alarm and a carbon monoxide alarm. A further ledge and brace wooden door leads to:

HALLWAY

With a full height understairs storage cupboard and further understairs storage space. Door to:

UTILITY ROOM

4'3" x 5'11" (1.32m x 1.81m)
A storage cupboard below a roll edge work surface. Partially tiled with space and plumbing for a washing machine plus space for a fridge/freezer Upvc double glazed window overlooking the rear garden and aspect. Steps up to:

KITCHEN

10'7" x 6'0" (3.25m x 1.84m)
Baxi boiler and a set-in ceramic sink with straight edge work surfaces and a range of eye level and base level storage cupboards and drawers. Tiled splash backs, upvc double glazed window overlooking the rear garden and aspect. Space for a cooker with a tiled splash back above. Radiator and a upvc half clear double glazed door with a double glazed side panel leading to the rear garden.

FIRST FLOOR

SPLIT LEVEL LANDING

Loft access hatch and a sky light.

BEDROOM 1

14'8" x 8'4" (4.48m x 2.56m)
Radiator below a upvc double glazed bay window with a deep sill overlooking the front aspect.

FAMILY BATHROOM

7'5" x 7'1" (2.27m x 2.18m)
Radiator, low level wc, wash hand basin and a tiled splash back. Built-in storage with shelving. P shaped bath with a Mira Spirit electric shower over and a glass shower screen. Obscure double glazed window to the rear aspect. Extractor fan.

BEDROOM 2

11'6" x 6'2" (3.51m x 1.90m)
Upvc double glazed window overlooking the rear garden and aspect with a radiator under. Built-in wardrobe with louvre doors having hanging space and shelved storage.

OUTSIDE

To the front there is a small walled garden laid to concrete and a wooden gate leads to a step to the front door. A door from the kitchen with a step leads down to a concrete patio with gas storage tanks. There is a STORAGE OUTHOUSE and a gate to access the adjacent property for refuse disposal and gas deliveries etc. This property has right of access over number 7 at the rear. The raised rear garden is fully enclosed and laid to lawn with raised flower and plant beds. There is a decking area, further mature bushes and trees, an outside light, double power socket and a tap.

DIRECTIONS

From Camborne Police Station proceed along South Terrace and on into Pendarves Road. Continue along this road all the way into the village of Praze and Chapel Row will be found off Fore Street on the left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity, LPG gas heating and a wood burner.

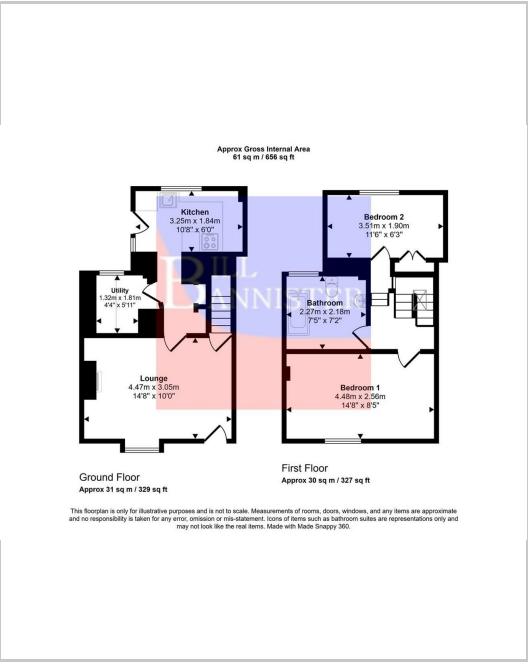
Broadband highest available download speeds - Standard 18 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

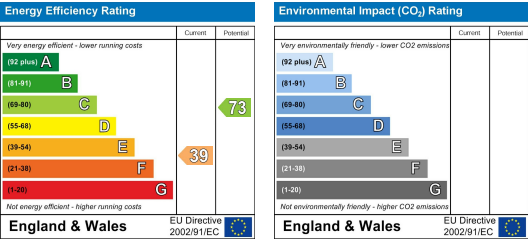
Area Map



Floor Plans



Energy Efficiency Graph



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