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BILL BANNISTER

Sales & Lettings



11 Chynance

Portreath, Redruth, TR16 4NJ

£285,000



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Situated in this ever popular coastal village, number 11 is an end of terrace house offered with no onward chain. It has three bedroomed accommodation together with a generous lounge having a bow window and there is a kitchen/diner. The property is double glazed with some electric heaters and a fireplace in the lounge. Built in a cottage style, it has a mock open joist ceiling in the lounge to add to the effect. The property is well presented and has some new carpets laid. Externally there is a substantial area of garden to the side plus an enclosed rear patio area and a low maintenance front garden. A garage is also provided. Shopping facilities are within a few yards and the beach is perhaps three hundred yards away. Portreath village offers a good amount of facilities and gives access to the north coastal path, Redruth and the A30.

FRONT PORCH

5'6" x 8'0" (1.68m x 2.45m)

Of generous proportions and overlooking the front garden. Built-in cupboard housing the electric meters. Upvc front door and an internal door to:

LOUNGE

16'2" x 15'1" (4.93m x 4.60m)

An attractive bow window, a fireplace, stairs to the first floor and a mock open joist ceiling. Electric heater.

KITCHEN/DINER

15'10" x 9'11" (4.85m x 3.04m)

One and a half bowl sink unit with plenty of working surfaces having cupboards and drawers beneath, complementary eye level units and splash backs. Door to the rear and an electric storage heater.

FIRST FLOOR

BEDROOM 1

9'7" x 11'8" (2.94m x 3.57m)

Fitted wardrobes, electric heater and views towards Lighthouse Hill.

BEDROOM 2

8'1" x 10'11" (2.47m x 3.34m)

With a wardrobe and a panel radiator.

BEDROOM 3

6'0" x 8'9" (1.84m x 2.69m)

LANDING

Loft access and a Drimaster air circulation system. Airing cupboard housing a hot water cylinder. Panel radiator.

BATHROOM

4'9" x 5'2" (1.45m x 1.59m)

Panelled bath and a separate shower cubicle with a Mira electric shower. Pedestal basin and tiled walls.

SEPARATE WC

With a low level wc.

OUTSIDE

As previously mentioned this property stands on a very generous corner plot with a considerable lawn to the side. The front area is low maintenance with a pedestrian gate to the front door. To the rear there is a very private and enclosed paved area being safe for children and pets. There is a pedestrian gate to the rear and a GARAGE with an up and over door.

DIRECTIONS

From Redruth take the main road into the village of Portreath. Proceed through the S bend and 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 heaters.

Broadband highest available download speeds - Standard 13 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



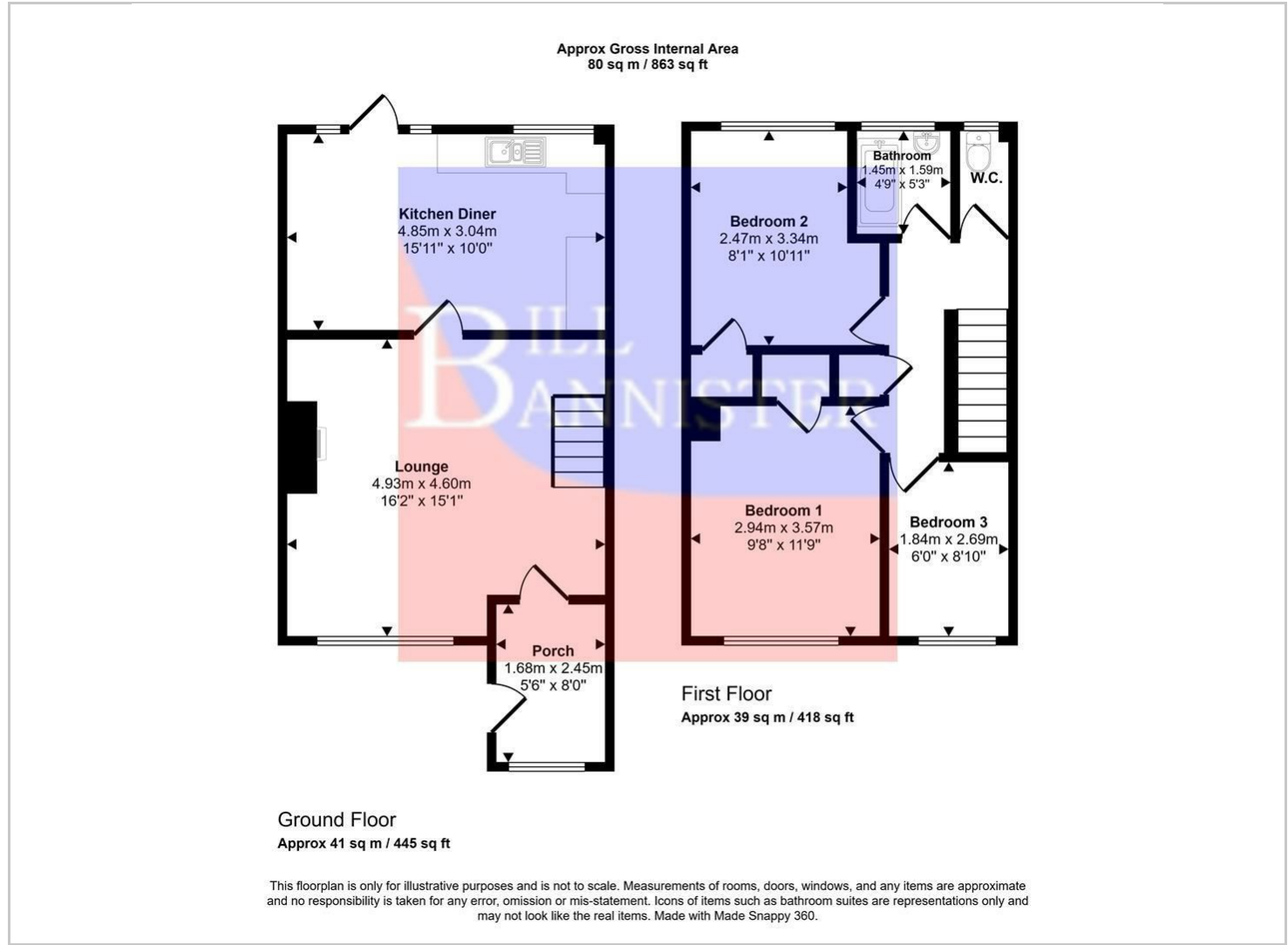
Hybrid Map



Terrain Map



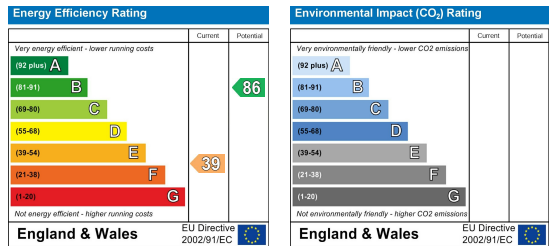
Floor Plan



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



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