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BILL BANNISTER
Sales & Lettings



10 Homefield Park

Portreath, Redruth, TR16 4AB

Guide Price £235,000

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Looking for a modern property within a fifteen minute walk of the beach and set in a popular coastal village? If so, then look no further! We are pleased to offer for sale, with no onward chain, this modern end of terrace two bedroomed home which offers well-presented accommodation. Set within a row of similar properties which were constructed by a well known local developer, on entry, there is a good sized hallway with the benefit of a downstairs toilet and potential cloakroom. There are stairs to the first floor with a storage cupboard underneath. Space saving bi-fold doors open into the fitted kitchen which is presented in a reverse L-shaped format. There is an integrated electric hob with an integrated oven and grill below. Metro tiled splash backs enhance the units and worktops. The lounge/living room/diner is of a good size and patio doors open out into the rear garden. Stairs with a 90 degree right turn lead to the first floor landing which has a side window that casts natural light into this part of the property. The first bedroom is to the rear of the property and benefits from a large full width three part fitted wardrobe. The second bedroom is to the front and also benefits from a fitted wardrobe. Both bedrooms are complemented by a family bathroom with mixer tap shower over that bath and stylish pencil tiled splash backs. The property is double glazed and this is complemented by electric heating.

There are communal parking facilities to the front and a pathway that splits laid to shingle frontages, leads to the front door of the property. There is a shared decked walkway leading to a gate to the rear garden. The rear garden itself is very low maintenance, in a split level design with a raised area of synthetic grass.

In terms of location, Portreath Beach, with its access to the famous South West Coastal Path, can be reached on foot in less than fifteen minutes and here you will find a fish and chip shop with restaurant. It is worth noting that there are many other local beaches along the north coast within easy reach. The local primary school is very convenient, within a very short walk of the property. Furthermore, 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/six minute walk of the property. Further afield, Redruth town and Camborne town centres are more or less equidistant and can be reached in around fifteen minutes or less by car. Tehidy Country Park is a short journey by car but can also be reached on foot via public footpaths. Tehidy Park Golf Club is also less than ten minutes away by car.

Upvc front door with an obscure double glazed half panel opens to:

HALLWAY

Dimplex Contrast wall mounted electric convector heater. Mains EI optical smoke alarm. Stairs to the first floor and an understairs storage cupboard. Space saving bi-fold doors to the kitchen and a door to:

WC

Low level wc and a wall mounted corner wash hand basin with a tiled splash back. Wall mounted electric towel radiator. Manrose extractor fan. High level upvc obscure double glazed window to the side aspect.

KITCHEN

5'11" x 11'7" (1.81m x 3.55m)

Fitted in a reverse L shape format with space for a tall fridge/freezer. Range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge worktops with metro tiled splash backs. Built-in electric hob with a built-in Prima oven and grill below plus a built-in extractor hood above. Single stainless steel sink and drainer below a upvc double glazed window overlooking the front aspect and public open space. Space and plumbing for a washing machine, a Dimplex Contrast wall mounted electric convector heater and an EI mains heat alarm.

LOUNGE/DINER

13'1" x 15'10" (3.99m x 4.85m)

Farho Xana Plus electric heater. Sliding upvc patio doors leading to the rear garden. EI mains optical smoke alarm.

FIRST FLOOR

LANDING

6'1" x 6'7" (1.86m x 2.02m)

EI mains optical smoke alarm, a loft access hatch and a Dimplex Contrast wall mounted electric convector heater. Upvc double glazed window to the side aspect.

BEDROOM 1
9'7" x 11'1" (2.94m x 3.40m)
Dimplex Contrast wall mounted electric convector heater below a upvc double glazed window overlooking the front aspect and public open space. Fitted wardrobe with hanging space and shelved storage. Overstairs storage cupboard housing an Albion Ultrasteel hot water cylinder, slatted shelved storage and a Potable expansion hot water vessel.

BEDROOM 2
13'0" x 9'1" (3.98m x 2.77m)
Dimplex Contrast wall mounted electric convector heater below a upvc double glazed window overlooking the rear garden and aspect. Large three part full width fitted wardrobe with hanging space and shelved storage.

BATHROOM
6'3" x 6'9" (1.92m x 2.06m)
Low level wc below a mirrored medicine cabinet. Wash hand basin with a pencil style design splash back. Bath with a mixer tap shower over and two featured strips of pencil tiles within standard tiles. Manrose extractor fan and a wall mounted electric towel radiator.

OUTSIDE
Externally to the front of the property a slabbed pathway leads to the front door under a canopy with an outside light. This splits two laid to shingle frontages and there is a shared decking walkway to a gate leading to the rear. The rear garden has a decking area with a split level raised synthetic grass area, fenced borders to the side and a brick rear border with high level slate and mature shrubbery.

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, opposite the long communal parking spaces.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: B.

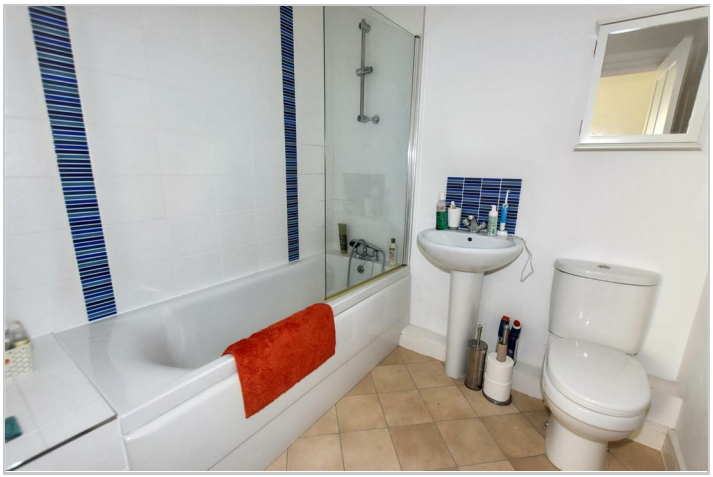
Service Charge £240 per annum. Ground Rent £1 per annum.

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

Broadband highest available download speeds - Standard 5 Mpbs, Superfast 80 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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









Road Map



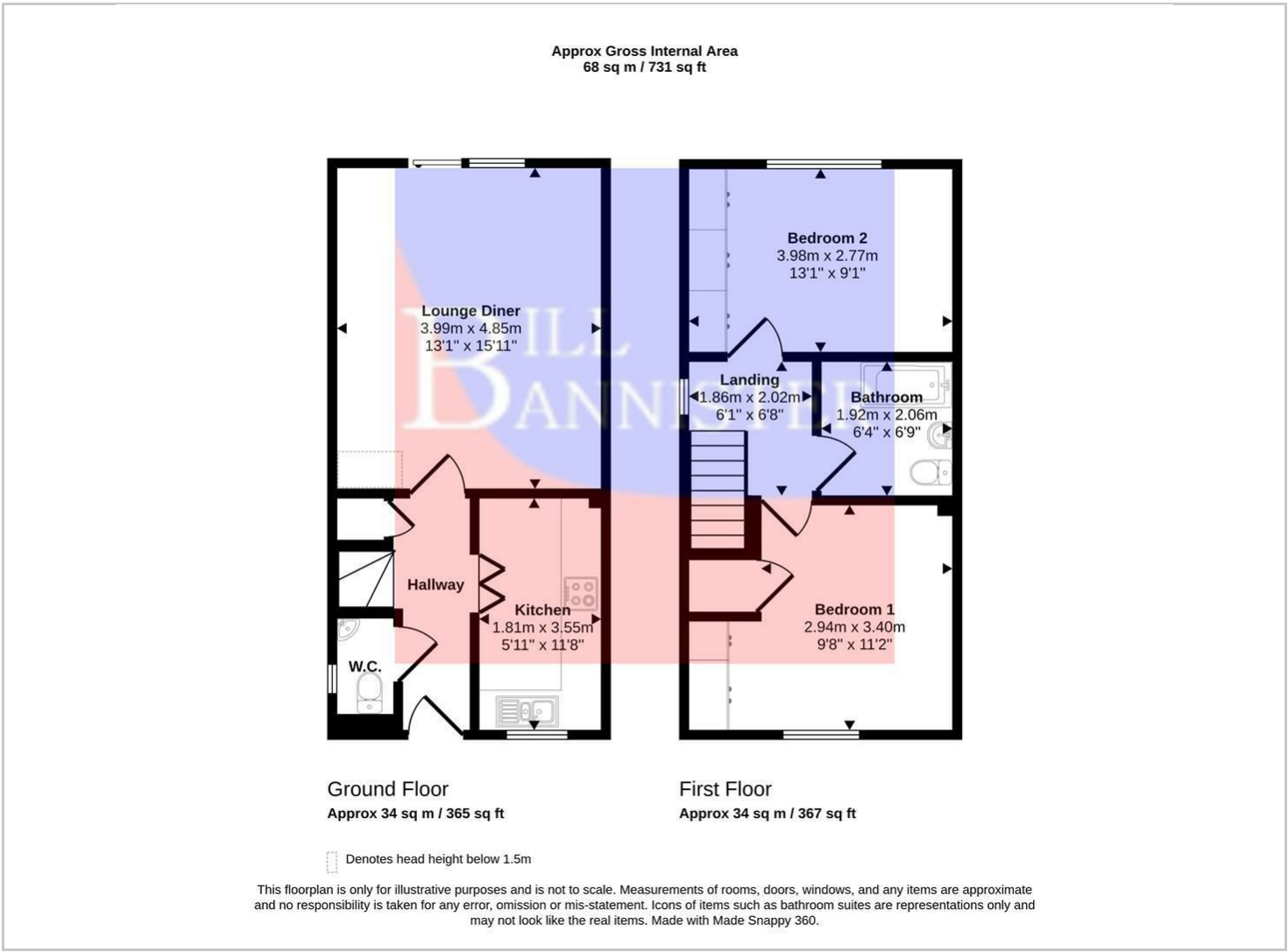
Hybrid Map



Terrain Map



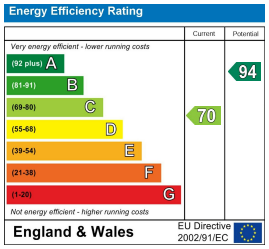
Floor Plan

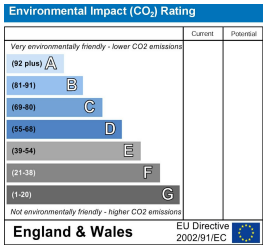


Viewing

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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