66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333
e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER
Sales & Lettings



38 Tehidy Gardens

South Tehidy, Camborne, TR14 0ET

£425,000

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Offered chain free and situated in a highly sought after area and close to the largest area of woodland in West Cornwall, we are delighted to bring to market this 1970's built detached five bedroomed home, set back from the road on a spacious plot, with the addition of a good degree of privacy. Sited within a quiet cul-de-sac, this home was built during an era renowned for spacious room proportions, the property benefiting from a practical layout with large windows that allow plenty of natural light coupled with well-balanced living areas. Offering substantial and versatile internal living space in addition to great potential in this desirable residential location, here is an ideal purchase for those seeking a property to which they can add value and on which to put their own personal stamp.

Entry is via a very useful porch before an internal door with casement obscure double glazed matching side panels opens into the hallway with a staircase leading to the first floor. A door opens into reception room 1 which has a gas fire focal point set within a granite and brick fireplace. A door leads through to the second reception room/dining room whilst an interconnecting door leads through to the kitchen which in turn reconnects to the hallway. Returning to the second reception room, there is open access into the rear double aspect sun room with ceramic tiles, versatility evident given this area could also serve as a dining room. The kitchen again has ceramic tiles and is presented in a U shaped format with a very useful breakfast bar. From the kitchen, there is access to a rear hallway from which you can access the rear garden, a useful downstairs WC/cloakroom, a full height pantry cupboard along with rear access to the garage.

Returning to the hallway, the open stringer wooden staircase leads to a generous landing from where the five bedrooms are accessed, three to the front and two to the rear of the house. A particular feature of this property is the abundance of bedroom space, with three larger-than-average double bedrooms providing ample space for furniture and flexible use as principal suites, guest accommodation, or home-working spaces. The fourth bedroom is also a double with the fifth as a single that could well serve as a home office/study. The bedrooms are complemented by a fully tiled family bathroom and the added convenience of an adjacent shower room, also fully tiled.

Externally, to the front there is open access to a generous laid to gravel driveway with parking for a number of vehicles. The driveway leads to a good sized single garage with an up and over door plus a side front access door, lighting and power. There are walled borders all around, fronted on two sides by mature hedging, shrubbery and trees. The private rear garden, accessed from both the kitchen and a side gate and gravel pathway at the front, comprises of a slabbed patio and a laid to gravel area, fronting a laid to lawn area behind. A walled side border and two fenced borders, one to the rear and one to the side, have a range of mature hedging, shrubbery and trees to the front.

In terms of location, there is close access to both Tehidy Country Park & Golf Course and this location is also within three miles of the coastal town of Portreath where you will find the famous South West Coastal Path. Further nearby towns include Camborne and Redruth, both of which are more or less equidistant from the property and have comprehensive ranges of amenities including mainline railway stations and bus services. There are also a number of major supermarkets within a short drive whilst there is close proximity to other North Cornwall coastal towns as well as many other surrounding attractions.

UPVC double glazed sliding door to:

ENTRANCE PORCH
6'2" x 2'1" (1.90m x 0.65m)
UPVC internal front door with casement style obscured double glazed full height matching side panels.

HALLWAY
6'2" x 12'4" (1.90m x 3.76m)
With a radiator and stairs to the first floor. The open stringer space saving staircase gives access to the first floor.

FRONT RECEPTION ROOM/LOUNGE
16'9" x 11'10" (5.12m x 3.61m)
With a radiator and a gas fire set on a granite hearth with decorative brick fireplace surround. UPVC double glazed window overlooks the front garden.

SECOND RECEPTION ROOM/DINING ROOM
11'3" x 10'2" (3.43m x 3.11m)
With a radiator and open access to:

SUN ROOM
10'1" x 8'10" (3.09m x 2.70m)
A double aspect room with a ceramic tiled floor. UPVC double glazed French doors opening out to the rear garden. There is a UPVC double glazed window overlooking the rear patio and garden.

KITCHEN
11'9" x 9'9" (3.59m x 2.98m)
With a range of eye level storage cupboards and base level storage cupboards and drawers in a U-shaped format with a generously sized breakfast bar. There is a radiator, rolled edge work surfaces and tiled splash backs. Space for an electric cooker with extractor hood over. There is a single stainless steel sink below a UPVC double glazed window overlooking the rear garden. Space for a dishwasher, plumbing for a washing machine and a tall fridge-freezer. Ceramic floor tiles.

REAR HALLWAY
4'5" x 8'0" (1.36m x 2.44m)
With a Quarry tiled floor leading to UPVC door with twin panel clear double glazing and matching UPVC double glazed side panels, opening out to the rear patio. There is a full height pantry cupboard with a light.

WC/CLOAKROOM
6'3" x 4'8" (1.92m x 1.43m)
With ceramic tiled floor, low level WC and a compact wash hand basin with tiled splash back. Radiator below a UPVC window with obscure glazing to the side aspect.

FIRST FLOOR

LANDING
Generous first floor landing with a loft access hatch. Full height airing cupboard which houses the hot water cylinder with slatted shelved storage above.

BEDROOM 5
8'3" x 7'0" (2.54m x 2.14m)
Radiator below a UPVC double glazed window overlooking the front garden. Built-in storage cupboard.

BEDROOM 2
11'6" x 10'5" (3.53m x 3.18m)
Radiator below a UPVC double glazed window overlooking the front garden and driveway. Built-in wardrobe with hanging space and shelved storage.

BEDROOM 1
13'9" x 9'5" (4.21m x 2.89m)
Radiator below a UPVC double glazed window overlooking the rear garden. There is a built in wardrobe with hanging space and shelved storage.

FAMILY BATHROOM
9'6" x 5'5" (2.91m x 1.66m)
Fully tiled family bathroom with low level WC, wash hand basin and a bath with a shower mixer tap. High level UPVC double glazed window overlooking the rear garden. Radiator and a mirrored medicine cabinet.

SHOWER ROOM
Fully tiled with a shower cubicle, a Mira-Sprint electric shower and bi-fold glazed shower screen doors. A Monsoon extractor fan and wall mounted towel radiator.

BEDROOM 4
7'11" x 9'10" (2.42m x 3.00m)
Radiator below a UPVC double glazed window which overlooks the rear garden and aspect and with far reaching views towards the Carbis Bay direction. Doors open to a built-in wardrobe with hanging space and shelved storage.

BEDROOM 3
11'5" x 9'11" (3.48m x 3.04m)
Radiator below a UPVC double glazed window overlooking the front garden and driveway. Built-in wardrobe with hanging space and shelved storage.

OUTSIDE
At the front of the property there is access to the laid to gravel driveway with a walled side border which leads to a generous SINGLE GARAGE 3.48m x 5.13m (11'5 x 16'10) with an up and over door, external light, side access door, lighting and power. The driveway has parking for a number of vehicles. There is a low level front border with mature trees, shrubbery and hedging to the front. A gravelled side pathway leads through a wrought iron gate and brick archway leads to the rear garden. The rear hallway door opens out onto a slabbed patio at the rear with a slabbed pathway leading back around to the side gravelled pathway which, in turn leads around to the front of the property. The rear garden comprises of a laid to lawn garden with a walled border to one side and fence borders to the rear and neighboring property side with a gravelled feature. There are all round mature internal borders of hedging trees and shrubbery. There is an outside light and outside tap.

DIRECTIONS
From our office in Redruth take the main road towards Camborne, through Illogan Highway passing Morrisons supermarket on the right hand side. Continue to the double mini roundabouts and turn right passing Pool School on your right hand side. Follow this road along and continue straight over at the mini roundabout sign posted to the A30. Take the second turning left into Tehidy Gardens and the property will be found on the right hand side.

AGENTS NOTE
TENURE: Freehold
COUNCIL TAX BAND: E.

£130 per annum for communal managed area to include use of tennis courts, parking for boats, campervans etc and maintenance of communal garden areas.

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

Broadband highest available download speeds - Standard 7 Mpbs, Superfast 80 Mpbs (Sourced from Ofcom).

Mobile signal - EE Good outdoor, O2 Good outdoor, Three Good outdoor & variable in-home, Vodafone Good Outdoor (sourced from Ofcom).









Road Map



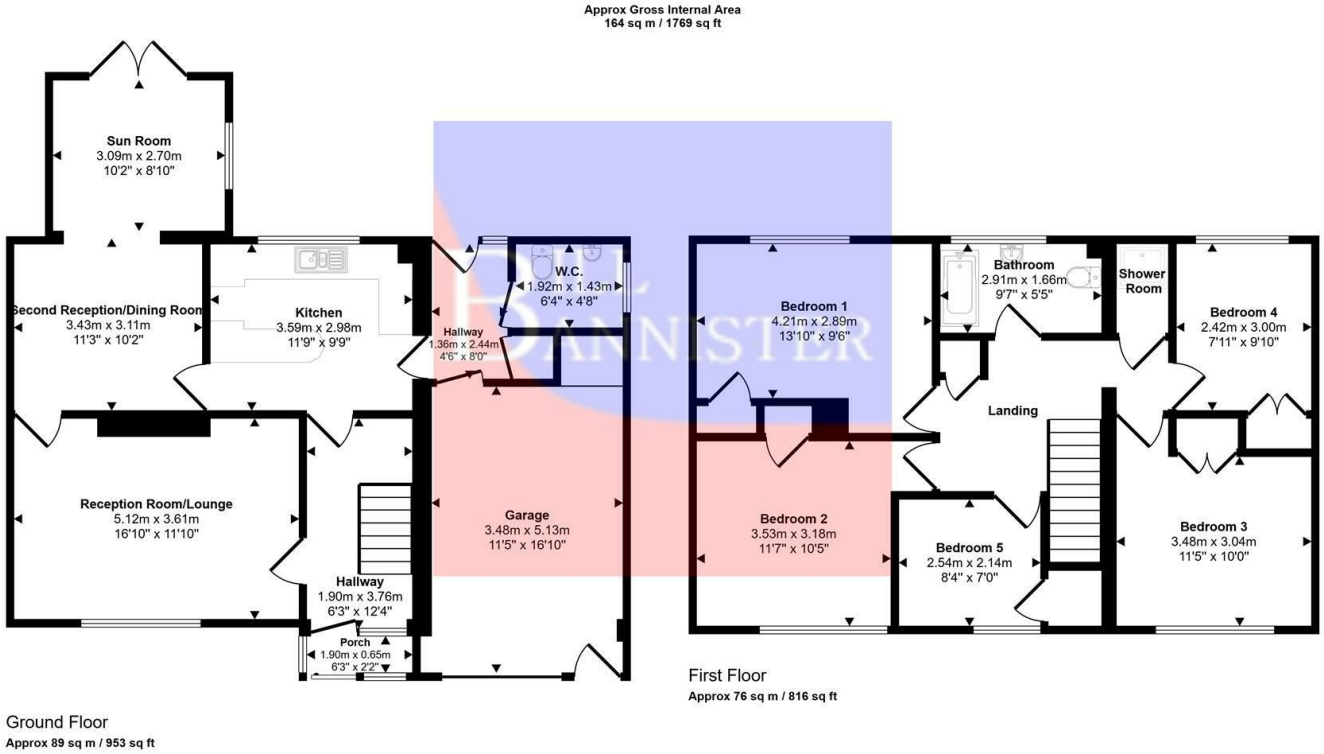
Hybrid Map



Terrain Map



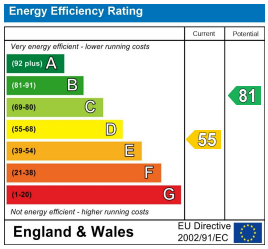
Floor Plan

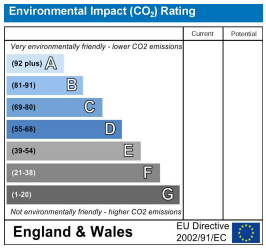


Viewing

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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