

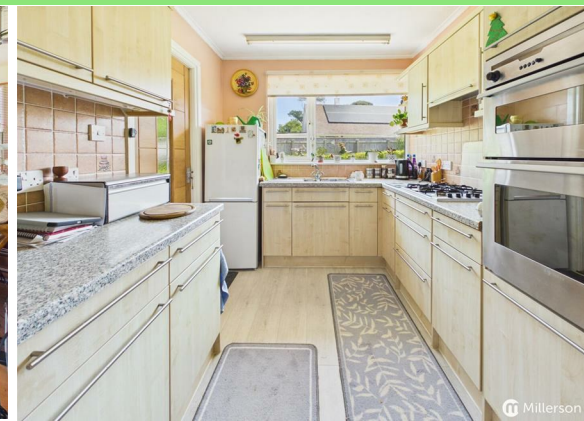
Rosewarne Gardens

Camborne

TR14 8TH

Offers In The Region Of
£300,000

- DETACHED BUNGALOW
- TWO/THREE BEDROOMS
- PRIVATE ENCLOSED SUNNY GARDEN
 - QUIET CUL DE SAC
 - GAS CENTRAL HEATING
 - CONSERVATORY
- DRIVEWAY AND GARAGE
- SOUGHT AFTER LOCATION
 - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1164.00 sq ft



PROPERTY DESCRIPTION

Situated in a quiet corner of a highly sought after Cul De Sac is this detached bungalow offered for sale with no onward chain. The property sits on a generous plot boasting accommodation comprising an entrance vestibule, entrance hall, living room, kitchen, utility, dining room/bedroom, conservatory, bathroom and two double bedrooms. Outside, to the front is a driveway and attached garage with electric door which provide parking, a pleasant lawned garden with mature borders and an additional parcel of land opposite the property giving the home seclusion from the road. To the rear you will find a particularly private, sunny enclosed garden perfectly suited of children, pets and entertaining.

LOCATION

Rosewarne Gardens is a highly sought after Cul De Sac located just a short walk from Camborne Town. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Double glazed door into:

ENTRANCE VESTIBULE

Obscure glazed internal door into:

ENTRANCE HALL

Radiator, loft access hatch with drop down ladder, doors to living room, kitchen, bedrooms and bathroom.

LIVING ROOM

A generous living space with a large double glazed window, radiator, feature fireplace with gas fire inset.

DINING ROOM

A versatile former bedroom currently used as a dining area with radiator and double glazed patio doors into:

CONSERVATORY

A large triple aspect conservatory with double glazed window overlooking the rear garden. Tiled floor, double glazed door into garden.

KITCHEN

Fitted with a range of matching base and wall units, stone effect work surfaces with tiled splash backs, integrated electric oven and grill, gas hob and extractor hood, one and half bowl stainless steel sink with mixer tap and drainer, space for fridge/freezer, radiator, wood effect flooring, double glazed window, door into:

REAR HALL

Obscure double glazed door to rear garden, internal door to garage, folding door into:

UTILITY/CLOAKROOM

A useful utility room with W.C, and hand basin, spaces for washing machine and tumble dryer, fitted wall units, radiator, obscure double glazed window.

BEDROOM ONE

A comfortable double bedroom with double glazed window and radiator.

BEDROOM TWO

A second double bedroom with double glazed window, radiator, fitted bedroom furniture.

BATHROOM

A white three piece bathroom suite comprising bath with shower over, hand basin with fitted cupboard below and W.C, tiled walls, tiled floor, radiator, airing cupboard, obscure double glazed window.

OUTSIDE

The property sits in the corner of a quiet Cul De Sac and is approached over a driveway providing off road parking for cars. This sits in front of an attached single garage with electric roller door, power and lighting and is ideal for storage or additional parking. Adjacent to the drive is a pleasant lawned front garden with mature planted borders and a further parcel of land beyond the front garden gives the bungalow seclusion from the road. Side gates to either side of the bungalow give access into the rear where you will find a particularly private, enclosed garden which enjoys plenty of sunshine. This is predominantly laid to lawn and is perfect for children, pets and entertaining

DIRECTIONS

From our Camborne office, proceed along Commercial Street turning left on to Fore Street. Proceed down the hill taking the second right turn into Rosewarne Gardens. Take the first left and the property can be found in the corner on your right hand side.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: Survey Instructed

The building

Detached bungalow, standard construction

3 bedrooms, 1 reception

Accessibility adaptations: None



Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three great, EE great

Parking: Garage and Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

Tree preservation order present

Title register restrictions (CL150756):

- The property must only be used as a single-storey bungalow.

- The building must be used as a private home or as a professional residence for an architect, medical practitioner, solicitor, or dentist only.

- The owner must not do anything on the property that causes a nuisance or annoyance to the neighbors.

- The owner is responsible for maintaining the wall facing Tehidy Road and the commemorative plaque located on that wall.

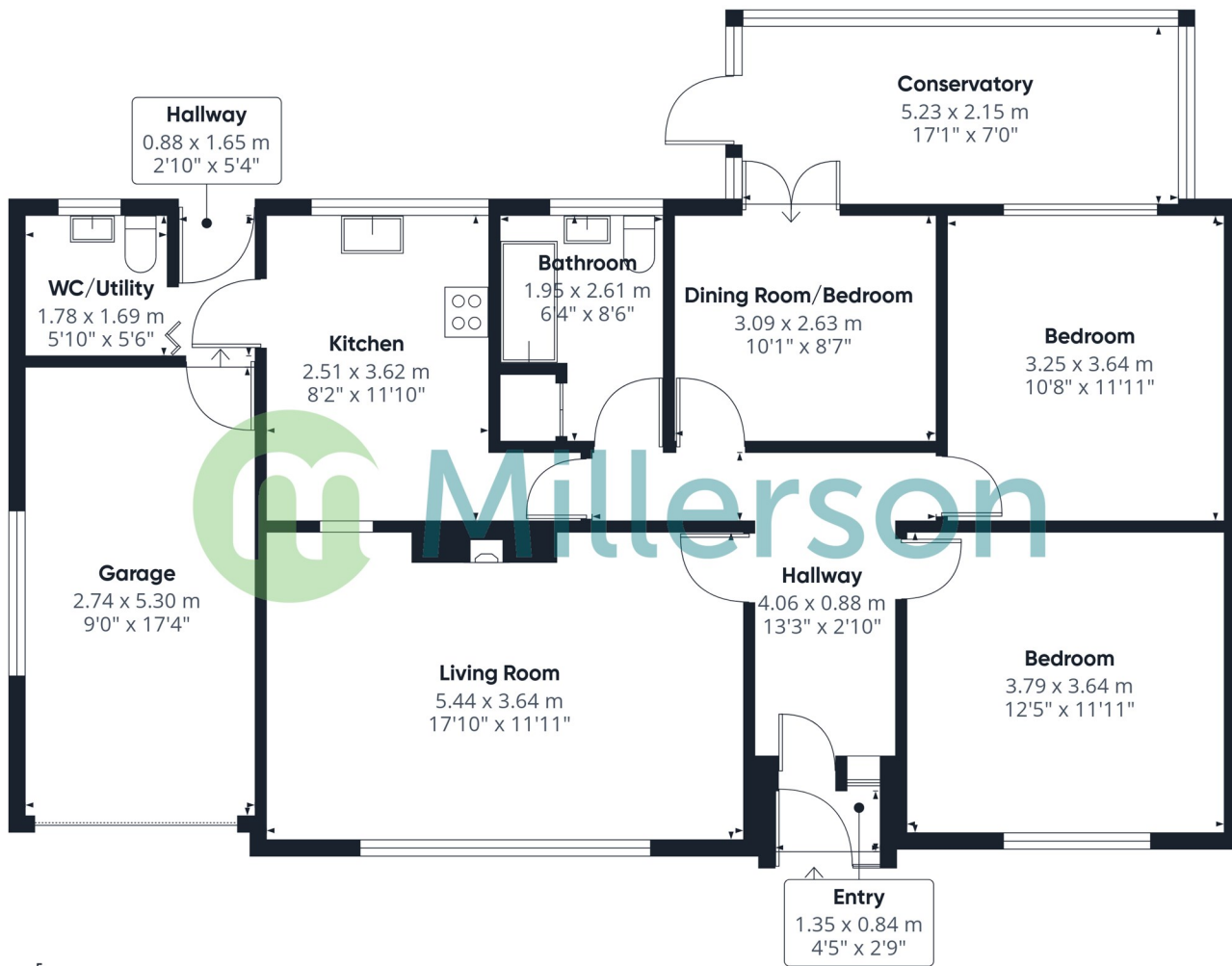
- The property is subject to further rules (restrictive covenants) contained in a legal document from October 1964. Covenants are legally binding rules that limit what can be done with the land.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Approximate total area⁽¹⁾
 108.2 m²
 1164 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents
 29 Commercial Street
 Camborne
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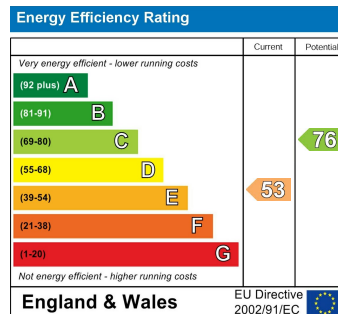
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