Roskear Fields
Camborne
Cornwall
TR14 8DA

Asking Price £250,000

- WELL PRESENTED DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- DRIVEWAY FOR TWO TO THREE CARS
- BEAUTIFUL ENCLOSED GARDEN
- QUIET TUCKED AWAY LOCATION
- GAS CENTRAL HEATING
- LIVING ROOM AND SUN ROOM
- IDEAL FIRST HOME
- NO THROUGH ROAD SETTING
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - B

Floor Area - 633.00 sq ft

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PROPERTY DESCRIPTION
Situated in a tucked away, quiet no through road on the outskirts of Camborne is this well presented, detached home ideally suited to a first time buyer, a growing family or a purchaser looking for a convenient yet peaceful setting. The accommodation is light and airy throughout briefly comprising a lounge with dining space, kitchen, a wonderful sunroom, two double bedrooms and A three piece shower room. Outside, a driveway provides off road parking for two to three cars with a lovely, mature enclosed garden to the side and a private enclosed patio to the rear. The home also benefits from double glazing and gas central heating.

LOCATION
Roskear Fields is a quiet no through road located on the outskirts of Camborne. There is plenty of open space just a short walk away which ideal for dog walking and recreation space for children. 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 benefits from a range or retail and leisure facilities, schools for all ages, doctors surgeries, and bus station. 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
Obscure double glazed door into:

LIVING ROOM
A good sized living space with dining area, dual aspect double glazed window and double glazed patio doors, two radiators, wood flooring, stairs to first floor with cupboard below, walk in utility cupboard with space and plumbing for washing machine, door into:

KITCHEN
The kitchen has been fitted with a range of matching base and wall units, wood effect work surfaces and tiled splash backs, stainless steel sink with mixer tap and drainer, integrated oven, hob and extractor hood, wall mounted combination boiler, tiled flooring, double glazed window.

SUN ROOM
A superb addition to the home providing a bright covered seating area over looking the garden.

FIRST FLOOR

LANDING
Doors to bedrooms and shower room.

BEDROOM ONE
A good sized master bedroom with two double glazed windows, radiator, fitted double wardrobe with sliding mirrored doors.

BEDROOM TWO
A second double bedroom with with double glazed window, radiator.

SHOWER ROOM
A white three piece shower suite comprising shower cubicle with easy clean surround, W.C and hand basin with tiled splash back, chrome effect heated towel rail, tile effect flooring, obscure double glazed window, extractor fan.

OUTSIDE
The property is nicely tucked away and approached over a driveway providing parking for two to three cars. Adjacent to the driveway is a pedestrian gate which gives access into a beautiful, enclosed side and rear garden made up of a secluded lawned space with seating area and an array of flowering plants, a useful tool shed with potting area and a level paved patio providing a further private seating space with access int the sun Room.

DIRECTIONS
Turning onto Roskear Road from the fork at Roskear, proceed for a short distance where you find the turning for Roskear Fields on your right hand side. Turn into the lane and the property can be found on your left hand side.

MATERIAL INFORMATION
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: C

The building
Detached house, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: Level access

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 good, Vodafone good, Three good, EE good

Parking: Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL288244):
- The owner is required to pay a fair share of the costs for the maintenance and upkeep of the roadway to the North East of the property.
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.

Floor 0

Floor 1

Approximate total area(1)

58.7 m²

633 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.

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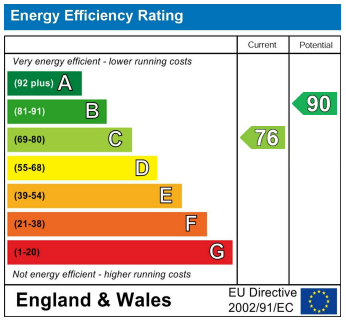

Needing To Sell?

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

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Contact Us On The Details Below To Arrange A Valuation

Here To Help

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