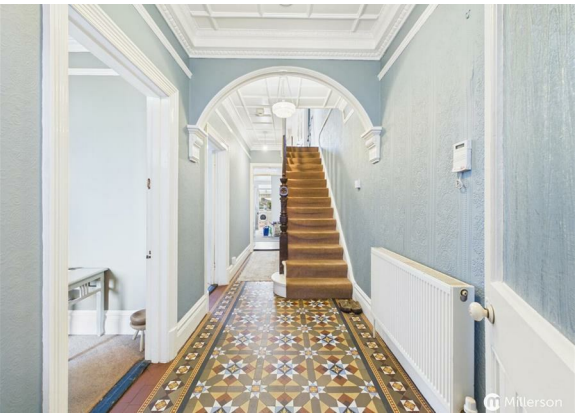


Atlantic Terrace
Camborne
TR14 7AW

Asking Price £230,000

- VERSATILE SEMI DETACHED PERIOD RESIDENCE SET OVER THREE FLOORS
- FOUR BEDROOM TWO BATHROOM MAIN HOUSE
- ADDITIONAL ONE BEDROOM ANCILLARY ACCOMMODATION
- LARGE GARAGE WITH WORK SHOP
- ORIGINAL ORNATE FEATURES
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- CASH PURCHASERS ONLY
- SCAN QR FOR MATERIAL INFORMATION







Millerson
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 2290.00 sq ft



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3



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D63

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this semi detached, period home offering substanital and flexible accommodation with a wealth of original features including ornate arches, ceiling roses, single glazed sash windows, attractive tiled flooring and decorative ceiling designs along with superb panoramic views towards the North Coast and sea beyond. The property is perfect for a large family or as an investment opportunity and due to its mass concrete construction isonly available to cash purchasers.

The accommodation spans over three floors with the ground floor comprising an entrance vestibule and entrance hall, living room, dining room, kitchen/breakfast room, shower room, additional W.C and a utility/sunroom to the rear. whilst the first floor offers an open, split level landing, four bedrooms and a family bathroom.

A real string to the homes bow is a basemant which has been converted into ancillary accommodation which can be accessed both internally and externaly if required, The accommodation comprises an entrance vestibule, living room, kitchen with store room, a comfortable double bedroom and bathroom. The head height is restricted slightly and will perfectly suit a dependant relative.

Outside, there is off road parking for one car to the front along with a large garage with workshop. The rear garden is enclosed and laid to artificial lawn and hardstanding for ease of maintenance

LOCATION

Atlantic Terrace is a quiet no through road situated in an elevated position on the outskirts of Camborne. 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

Enclosed front courtyard with steps leading to a glazed front door opening into:

ENTRANCE VESTIBULE

Original tiled floor, ornate ceiling, glazed internal door into:

ENTRANCE HALL

Original tiled flooring, ornate ceiling and decorative archway, radiator, doors to living room, dining room and kitchen.

LIVING ROOM

A well proportioned living room enjoying a bay window with original sash units and views towards to Norht Coast, original ornate ceiling and cornice, feature fireplace with cast iron surround and tiled hearth, radiator.

DINING ROOM

A second reception boasting glazed window with original sash uni, original ornate ceiling and cornice, feature fireplace with tiled hearth, radiator.

KITCHEN/BREAKFAST ROOM

A range of fitted base and wall units, stone effect work surfaces with tiled splash backs, stainless steel sink, spaces for oven and white goods, wood effect flooring, space for table and chairs, radiator, door with concealed staircase to basement accommodation, doors to shower room and utility.sun room.

SHOWER ROOM

A three peice shower suite comprising shower cubicle with tiled surround, hand basin with tiled splash back, and W.C, tiled flooring, radiator.

UTILITY/SUN ROOM

A useful room providing spaces for washing machine and tumble dryer, tiled flooring, glazed window and door to rear garden, door into:

CLOAK ROOM

W.C and coner hand basin with tiled splash back, obscure glazed wondow, tiled flooring.

FIRST FLOOR

LANDING

An open split level landing original ornate ceilings, loft access hatch, doors to bedrooms and bathroom.

BEDROOM ONE

A generous master bedroom with original ornate ceiling, bay window with original sash units boasting panoramic views towards the North Coast, radiator, feature firepalce.

BEDROOM TWO

A second double bedroom with original ornate ceiling, glazed sash window, radiator.

BEDROOM THREE

A third double bedroom with original ornate ceiling, glazed sash window, radiator, built-in storage cupboard.

BEDROOM FOUR

A single bedroom with original ornate ceiling, window with original sash units boasting panoramic views towards the North Coast, radiator, feature firepalce.







FAMILY BATHROOM
A three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin with tiled splash back, obscure glazed sash window, wood effect flooring.

BASEMENT ACCOMMODATION

ENTRANCE
Obscure uPVC door into:

ENTRANCE VESTIBULE
Tiled flooring, door into:

LIVING ROOM
A comfortable living space with double glazed window and bespoke porthole style window, radiator, archway through to:

KITCHEN
A range of fitted base units with wood effect work surfaces over, spaces for washing machine and oven, radiator, tiled flooring, door into storage area, door with concealed staircase to main house, doors to bedrooms and bathroom.

BEDROOM
A large double bedroom with double glazed window and additional obcsure glaed window, radiator.

BATHROOM
A white three piece bathroom suite comprising bath with shower over, W.C and hand basin, tiled walls.

OUTSIDE
The property sits nicely set back on a no through road and approached through a pedestrian access gate into a fornt enclosed courtyard with steps leading to the front door, level access into the basement accommodation and a side gate leading into the rear. Opposite the property is a parking space for one car whilst the rear offers a large garage with additional integral workshop, both with power and lighting. The rear garden is laid to artificial lawn and hardstanding for ease of maintenance and is the perfect space for pets and entertaining.

DIRECTIONS
From Camborne Train Station, proceed up Trevu Road turning left into Redbrooke Road. Take the next right onto Atlantic Terrace and proceed up the hill taking the first left. The property can then be found on your right hand side.

MATERIAL INFORMATION









Atlantic Terrace, Camborne, TR14 7AW

Costs and tenure
Tenure: Leasehold
Lease length: 874 years remaining (1000 years from 1900)
Council tax band: B
EPC rating: D

The building
Semi-detached house, non-standard construction (Mass concrete construction)
5 bedrooms, 3 bathrooms, 3 receptions
Accessibility adaptations: None

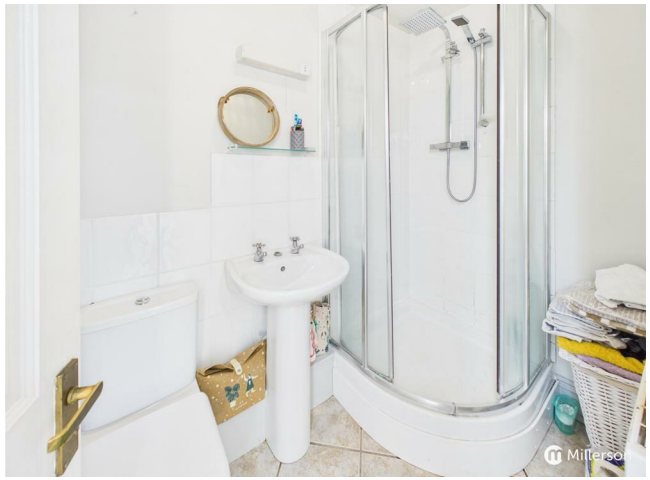
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Garage
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes

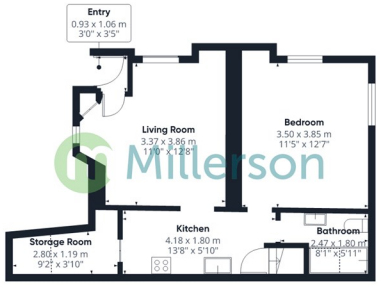
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

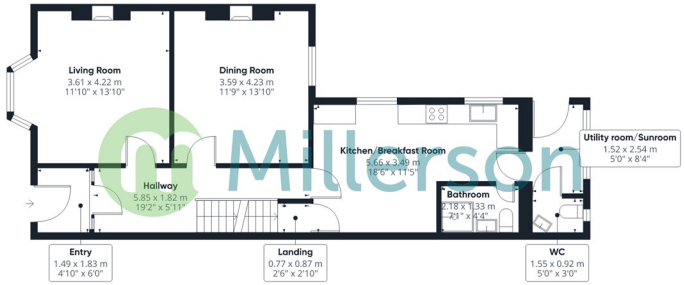




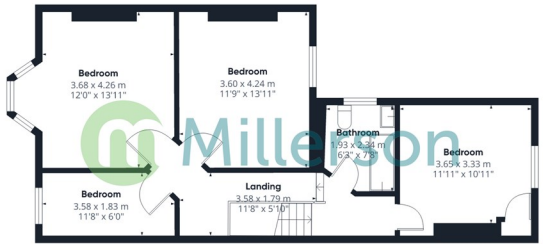




Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

212.7 m²
2290 ft²

Reduced headroom

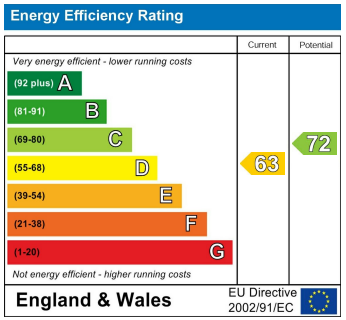
1.6 m²
18 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360



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