Trerise Road

Camborne

TR14 7HB

Guide Price £325,000

- SPACIOUS SEMI DETACHED HOME
- THREE BEDROOMS
- LARGE DRIVEWAY WITH DETACHED GARAGE
- GENEROUS LIVING ROOM WITH WOOD BURNER
- KITCHEN/DINING ROOM
- CONSERVATORY
- FOUR PIECE FAMILY BATHROOM
- ENCLOSED FAMILY FRIENDLY GARDEN
- QUIET YET CONVENIENT LOCATION
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - B

Floor Area - 1491.00 sq ft

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PROPERTY DESCRIPTION
A fantastic opportunity to purchase this spacious, semi detached family home situated on a generous plot on the outskirts of Camborne town. The property is nicely set back on a quiet road boasting a large driveway and detached garage providing plenty of parking. The accommodation is light, airy and well presented throughout and comprises a welcoming entrance hall with cloak room, living room with wood burning stove, a family sized kitchen/dining room, conservatory opening onto the rear garden, three comfortable bedrooms and a recently installed four piece family bathroom. Outside, in addition to the driveway and garage is a generous enclosed rear garden which is perfect for children pets and entertaining. Other benefits include double glazing, gas central heating and current planning permission to convert the garage into an annexe if required.

LOCATION
Trerise Road is a quiet road set just on the outskirts of 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 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
uPVC double glazed door into:

ENTRANCE HALL
A welcoming entrance hall with wood effect flooring, radiator, stairs to first floor with space beneath for hanging coats and shoes, doors to kitchen, living room and cloak room.

CLOAK ROOM
W.C and hand basin with tiled splash back, wood effect flooring, obscure doble glazed window.

LIVING ROOM
A generously proportioned living room boasting a contemporary feature wood burning stove with slate hearth, wood effect flooring, double glazed window, glazed double doors into:

KITCHEN/DINING ROOM
A family sized kitchen/dining room with plenty of space for dining table and chairs. The kitchen is fitted with a range of matching shaker style base and wall units with granite effect worksurfaces and tiled splash backs, one and half bowl stainless steel sink, integrated electric oven with gas hob and extractor hood over, spaces for dishwasher and fridge/freezer, wall mounted combination boiler, double glazed window, wood effect flooring, double patio doors into:

CONSERVATORY
A triple aspect conservatory with double glazed windows, roof and patio doors opening onto the rear garden, tile effect flooring, radiator.

FIRST FLOOR

LANDING
Doors to bedrooms and bathroom, airing cupboard, loft access hatch.

BEDROOM ONE
A large master bedroom with double glazed window and radiator.

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

BEDROOM THREE
A good sized third bedroom with fitted storage cupboard, double glazed window and radiator.

FAMILY BATHROOM
A recently installed contemporary four piece family bathroom comprising shower cubicle with waterfall shower head and additional attachment, bath, W.C and hand basin with fitted drawer unit below, heated towel rail, tiled walls, wood effect flooring, extractor fan, obscure double glazed window.

OUTSIDE
The property is set back from the road, approached over a gravelled driveway with off road parking for up to five cars. In addition is the huge benefit of a large detached garage with up and over door, utility space and light and power along with a secure covered storage space attached to the side. A pedestrian gate also gives access into the rear where you will find a superb rear garden which is perfect for children, pets and entertaining. The garden is predominantly laid to lawn with a gravelled patio, flower bed border and a further enclosed space ideal for storage.

DIRECTIONS
From Aldi supermarket travel down Wellington road turning left at the cross roads onto Trerise Road. The property can be found a short distance On your right hand side before the turning to St Meriadoc Road.

MATERIAL INFORMATION
Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: C

Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing and Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great
Parking: Garage, Driveway, Private, and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
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.
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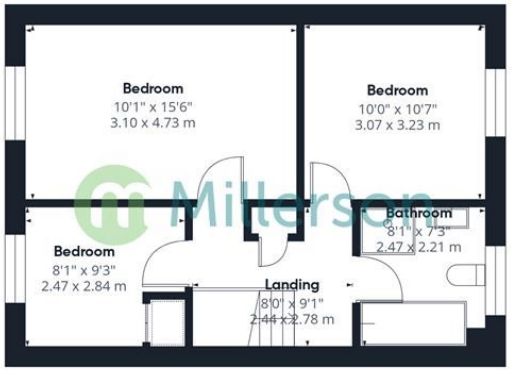
Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)
1491 ft²
138.6 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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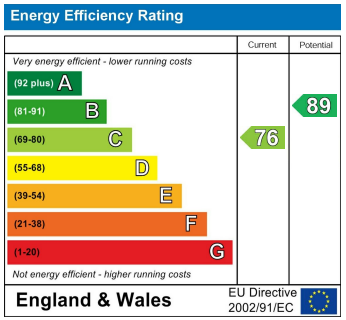

Needing To Sell?

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

Don't Panic!

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