



Forth An Vre

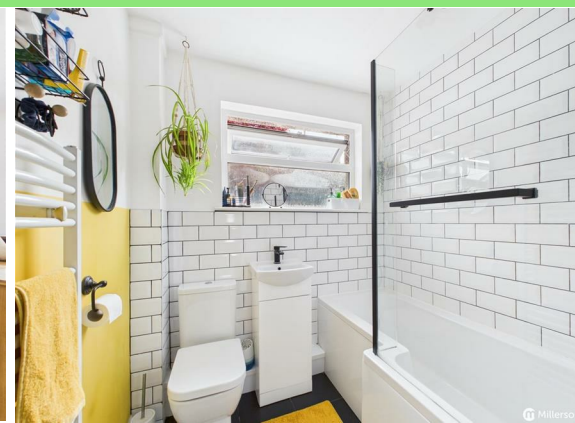
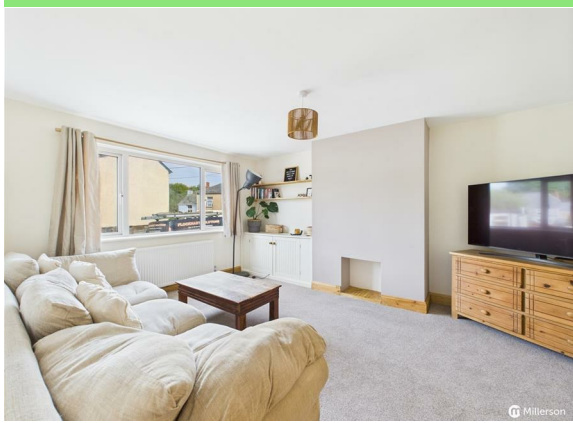
Brea

Camborne

TR14 9BG

Asking Price £240,000

- WELL PRESENTED TWO BEDROOM BUNGALOW
- OFF STREET PARKING FOR THREE VEHICLES
 - GARAGE
- LOVELY SUNNY AND SHELTERED REAR GARDEN
- CONSERVATORY/DINING ROOM
 - TWO DOUBLE BEDROOMS
 - SPACIOUS LIVING ROOM
 - GENEROUS KITCHEN
- LOVELY SEMI-RURAL SETTING
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 820.00 sq ft



2



1



1



D68

DESCRIPTION

A superbly presented two bedroom semi bungalow in a lovely tucked away location in the centre of the popular rural village of Brea. This spacious home benefits from accommodation to include a generous living room, two double bedrooms, kitchen, family bathroom and sunroom/conservatory. Externally there is off-road parking for three cars along with a charming enclosed sunny and sheltered rear garden. This property represents superb opportunity for anyone looking for a good quality home in a peaceful environment.

ENTRANCE

UPVC double glazed of door opening into:

ENTRANCE HALL

A very generous and light filled entrance hall with solid oak flooring. Doors leading to living room, main bedroom, bedroom two, family bathroom, and kitchen. Airing cupboard with wall mounted Worcester Bosch combination boiler. Radiator. Loft access.

LIVING ROOM

A superb and very light living room with UPVC double glazed picture window to front elevation. Radiator. Chimney breast with recess.

KITCHEN

A generous kitchen with tile effect laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with roll top work surfaces over. Space and plumbing for washing machine. Space for oven. Integrated flooring. Gas hob with extractor fan over. One bowl stainless steel sink unit with drainer board with hot and cold taps over. Double glazed window through to conservatory/dining room. Space for fridge freezer. Radiator.

BEDROOM ONE

Another extremely spacious room with UPVC double glazed picture window to front elevation. Radiator. Two built-in wardrobes with wooden slatted shelving.

BEDROOM TWO

Another spacious double bedroom currently utilised as an office. UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

BATHROOM

A superb recently fitted bathroom. Ceramic tile flooring. 'P' shaped bath with plumbed shower attachment over. Low-level WC. Inset wash hand basin with cupboard unit beneath. Wall mounted heated chrome towel rail. Metro tiles to three walls. UPVC double glazed obscured window to rear elevation.

CONSERVATORY/DINING ROOM

A superb additional room with UPVC double glazed windows to 3 sides. UPVC double glazed door leading to rear garden. Polycarbonate roof. Plenty of space for table and chairs.

GARAGE

A hugely beneficial single garage within a block, with up and over garage door. there is a useful piece of land beyond the garage which could lend itself to a furth garden area subject to gaining access via a doorway through the rear of the garage.

OUTSIDE

To the front of the property, there is a generous stone paved driveway providing parking for 2 to 3 vehicles. There is access to the rear garden to the side of the property.

To the rear of the property, accessed via a pathway leading from the side of the house which opens into the garden as well as being accessed from the door out of the conservatory/dining room. There is a lower level paved pathway with steps leading up to a level lawn. A gentle step up from the level lawn gives access to a lovely brick paved terrace with space for table and chairs, suitable for outside dining and barbecues. To the side of the rear garden there is a raised level which currently houses an animal shelter Suitable for rabbits and Guinea Pigs. The rear garden is a real Suntrap and enjoys sun throughout the day and is also particularly sheltered and very private. This is a superb outside space.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - Good, Three - OK, EE - Good

Parking: Garage, Off Street, and On 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



Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

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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⁾
820 ft²
76.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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TR14 8JX

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T: 01209 612255

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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