

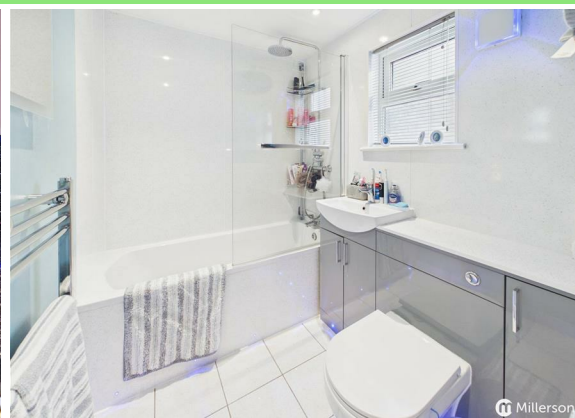
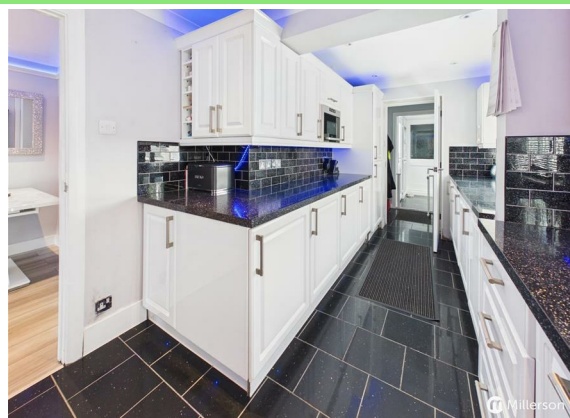
Trethew Gardens

Camborne

TR14 8UD

Asking Price £280,000

- VERSATILE SEMI DETACHED FAMILY HOME
 - FOUR BEDROOMS
 - OPEN GREEN OUTLOOK
 - QUIET LOCATION
 - LEVEL ENCLOSED GARDEN
- COVERED REAR ENTERTAINING SPACE
- GARAGE INTERNALLY CONVERTED INTO BAR/GAMES ROOM
 - KITCHEN AND UTILITY
- FLEXIBLE ACCOMMODATION
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1207.00 sq ft



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PROPERTY DESCRIPTION

Situated in a quiet tucked away residential development over looking open green space is this spacious, semi detached family home offering superb versatility. Perfectly suited to a large family, the property boasts well presented an extended accommodation comprising an entrance porch, cloak room, inner hall way, spacious living room with dining area, kitchen, rear porch, utility room, a ground floor bedroom, bathroom and three first floor bedrooms.

Outside, the home is nicely positioned with an open aspect. A level and enclosed front garden gives great security for children and pets whilst the rear offers a unique, covered courtyard style space which is incredibly private and perfect for entertaining in all weathers. Adding to this, the garage has been internally adapted into a bar/games room which also lends itself to a variety of uses such as a home gym, office space or potentially further ancillary accommodation subject to necessary permissions.

The property also offers gas central heating, double glazing and overall presents a superb opportunity for a growing family.

LOCATION

Trethew Gardens forms part of popular residential development situated on the outskirts of Camborne. There is plenty of open green space to enjoy and is set away from any main road. It is also walking distance from a local shop, primary school and Camborne Town centre. 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 of 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 PORCH

uPVC double glazed door into front porch with radiator, inset lighting, wood effect flooring, door to inner hallway and sliding door into:

CLOAK ROOM

W.C and corner hand basin with tiled splash back, radiator, wood effect flooring, obscure double glazed window, inset lighting.

ENTRANCE HALL

A welcoming entrance hall with inset and remote control colour changing LED lighting, radiator, built-in storage cupboard, wood effect flooring, double glazed window, doors to living room and bathroom

LIVING/DINING ROOM

A bright and spacious living space with remote colour changing LED lighting and additional inset lighting, modern feature electric fire, two contemporary radiators, wood effect flooring, seating and dining space, doors to ground floor bedroom and kitchen.

KITCHEN

A white gloss fitted kitchen with plenty of base and wall units, granite-effect work surfaces complemented by glossy black tiled splash backs, integrated appliances include two fridges, microwave, dishwasher, electric oven, gas hob and extractor hood. Circular stainless steel sink with mixer tap and drainer, polished tiled flooring, inset and colour changing LED lighting, two double glazed windows, concealed 'Ideal' combination boiler, door into:

REAR PORCH

Space for hanging coats, opening through to a versatile space with polished granite effect tiled floor, radiator, inset and Colour changing LED lighting, uPVC doors to rear garden, side storage and door into:

UTILITY

A useful utility/laundry room with plenty of space for additional white goods.

BEDROOM FOUR

A versatile room which is currently used as an occasional fourth bedroom/snug with sliding double glazed patio doors, radiator, wood effect flooring, inset lighting, built-in storage cupboard.

BATHROOM

This bright bathroom features a three piece, modern white suite comprising bath with shower over, a vanity-style basin with storage beneath and a contemporary WC with concealed cistern. Easy clean stone effect walls and white tiled flooring, chrome effect heated towel rail, automated inset lighting, double glazed window, under stairs storage cupboard.

FIRST FLOOR

LANDING

Automated inset lighting, loft access hatch, double glazed window, doors to bedrooms.

BEDROOM ONE

9'9" x 10'11" (2.97 x 3.34 m)

This master bedroom is generously proportioned and features a large double glazed window overlooking the open green space to the front, plenty of built-in wardrobes and eaves storage cupboards, radiator, inset lighting.



BEDROOM TWO

11'10" x 7'11" (3.61 x 2.42 m)

A comfortable double room with double glazed window, fitted double wardrobe, inset lighting, radiator.

BEDROOM THREE

8'6" x 7'11" (2.61 x 2.43 m)

A third single bedroom with double glazed window, radiator, inset lighting.

OUTSIDE

The property is quietly set away from any main road and enjoys an open green outlook. A pedestrian gate leads into a pleasant level lawned garden, perfectly suited for children and pets being sunny and enclosed with access to a useful block built storage shed.

The rear enjoys a covered courtyard style garden which offers complete privacy creating the perfect space for entertaining in the rain or shine. Adjacent to this is the huge benefit of a garage which has been adapted internally as a bar/games room adding to the value of the covered seating areas. There is also a second block built storage shed and a rear pedestrian access gate leading to a parking area in front of the garage.

Also to note, the garage/games room is incredibly versatile and will lend itself to a host of different uses such as a home office, gym, work shop and even has a potential for further ancillary accommodation subject to relevant permissions.

DIRECTIONS

From Tehidy Road with Tehidy Post office on your left hand side, take the second left onto Eastern Lane. Proceed up the hill for a few hundred yards taking the first right into Aneray Road. As the road bends to the right take the first left and the rear of the property will be on your right hand side. As you stand to the rear of the home, there is a pedestrian pathway to the right of the adjoining home which will lead around to the open green and the front of the home.

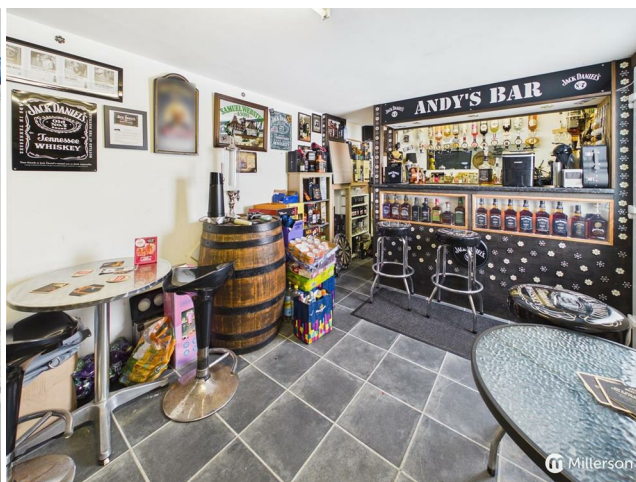
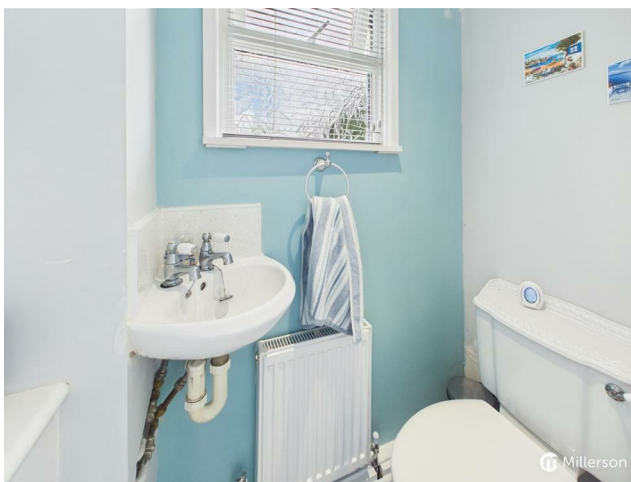
MATERIAL INFORMATION

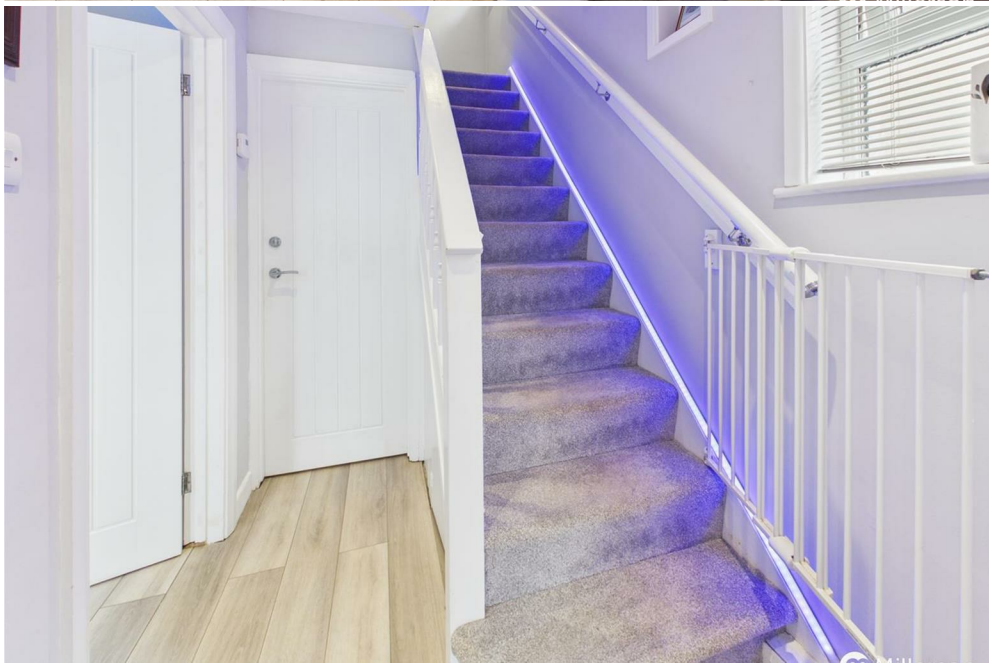
Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: Survey Instructed





Trethew Gardens, Camborne, TR14 8UD

The building
Semi-detached house, standard construction
4 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
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Off Street, Garage, Communal, On Street, and Rear
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 (CL3016):
- The owner must not use the property in any way that causes a nuisance or annoyance to the owners of the neighbouring land.
- There are additional rules (known as restrictive covenants) contained in a 1967 document. These are common rules that limit what can be done on the land to protect the neighbourhood.
- The current owner has signed an 'indemnity covenant', which is a formal promise to follow the rules and protections mentioned in the property's legal records.
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.



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

29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com

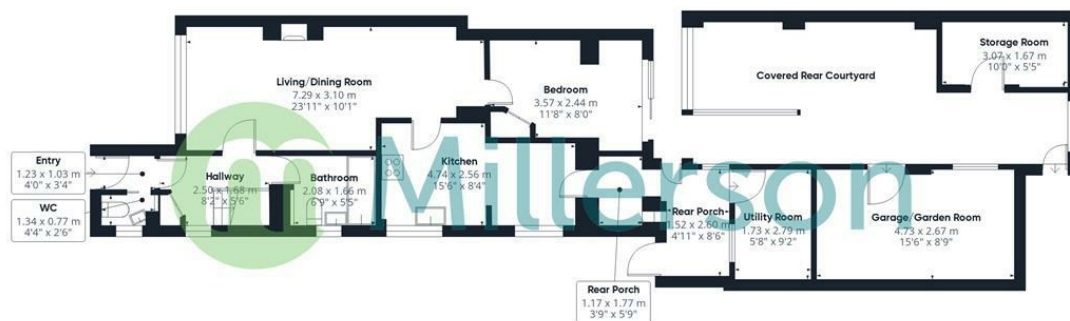
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m

111.9 m²

1207 ft²

Reduced headroom

0.5 m²

5 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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