

Langorran Road
Camborne
TR14 7XQ

Asking Price £260,000

- THREE/FOUR BEDROOM FAMILY HOME
- GARAGE AND OFF ROAD PARKING
 - ENCLOSED REAR GARDEN
- SPACIOUS LIVING ROOM/DINING ROOM
- SPACIOUS UTILITY ROOM WHICH COULD BE USED AS GROUND FLOOR BEDROOM
- THREE FIRST FLOOR BEDROOMS
 - FIRST FLOOR BATHROOM
 - GROUND FLOOR W.C.
 - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 1016.00 sq ft



3



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DESCRIPTION

A spacious and well presented three bedroom family home with the benefit of enclosed rear garden, Garage, and a recently installed modern Kitchen in a lovely popular location in the Weeth area of Camborne. Internally there's an entrance Hall, Living room/Dining room, Kitchen, ground floor W.C. along with a particularly large Utility room which could be repurposed as a ground floor fourth bedroom if required. On the first floor there are three smart Bedrooms along with a family bathroom. Externally there's a pleasant enclosed rear garden, a front courtyard, along with a particularly useful Garage. All in all a well proportioned family home in a popular residential location.

LOCATION

Langorran Road is conveniently located on the outskirts of town in the popular Weeth area 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 measurements are approximate and measured by LiDAR

ENTRANCE

UPVC double glazed door opening into a pleasant entrance Hall with oak effect laminate flooring., Door opening into ground floor W.C. Door opening into:

LIVING ROOM/DINING ROOM

A generous dual aspect room running the full depth of the property, with UPVC sliding French doors opening up into the rear garden. Oak effect laminate flooring. UPVC double glazed window to front elevation. Door through to Kitchen. Door opening into Utility room. Stairs to first floor. Plenty of room for Living area and Dining area. Radiator.

KITCHEN

Parquet effect laminate flooring. A recently newly installed Kitchen with a range of floor standing and wall mounted cupboard and drawer units with square edged white oak effect work surfaces over. Integrated Fridge/Freezer. Integrated Oven with four ring gas hob and extractor fan over. One bowl stainless steel sink unit with drainer board with mixer tap over. UPVC double glazed window to front elevation. UPVC double glazed door opening into front courtyard. Tile effect splashback.

UTILITY ROOM

A particularly generous Utility room, which could easily be repurposed as a further Dining room, or even as a dedicated ground floor bedroom. Oak effect laminate flooring. Space for Fridge/Freezer. Radiator. UPVC

double glazed window to rear elevation. Space and plumbing for washing machine. A range of floor standing cupboard units with square edge work surfaces over. Space and plumbing for washing machine. Space for Fridge Freezers. Wall mounted shelving.

GROUND FLOOR W.C.

Oak effect laminate flooring. Low level W.C. Wall mounted wash hand basin. UPVC double glazed obscured window to side elevation.

FIRST FLOOR

A turning staircase leads to a first floor landing with doors leading to all Bedrooms and family Bathroom. Airing cupboard housing wall mounted gas fired boiler. Loft hatch.

BEDROOM ONE

A generous double bedroom with UPVC double glazed window to rear elevation. Radiator. Wall mounted shelving and shelving unit beneath.

BEDROOM TWO

Another double bedroom with UPVC double glazed window to front elevation. Radiator. Recessed cupboard area currently used as study//office space.

BEDROOM THREE

UPVC double glazed windows to rear elevation. Radiator.

FAMILY BATHROOM

A modern bathroom suite with non slip flooring. Panelled bath with wall mounted shower attachment over. Low level W.C. Pedestal wash hand basin. Fully tiled to four walls. UPVC double glazed obscured window to front elevation. Towel Rail. Radiator.

OUTSIDE

To the front of the property there's a very useful low maintenance courtyard providing ample space for storage and also doubling up as additional off road parking if required.

TO THE REAR

Accessed from the Living room/Dining room French doors, the rear garden is split into two distinct areas, with a pleasant stone paved terrace, suitable four outside dining, with steps up to lawned garden. The rear garden is fully enclosed and enjoys plenty of sun.

GARAGE

A well proportioned single garage with up and over door, with power and light. Work surface area with space and plumbing underneath for washing machine and tumble dryer.

DIRECTIONS

From our offices in Camborne, turn left into Tehidy Road. Follow this road to the roundabout, taking the second exit on to Weeth Road. Follow



Weeth road for approximately 600 Yards, turning left into Jethan Drive. Proceed along Jethan Drive, turning right into Langorran Road. The property will be found on the left hand side, identified by our for sale board.

SCAN QR CODE FOR MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: D

The building

Mid-terrace house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Garage and 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

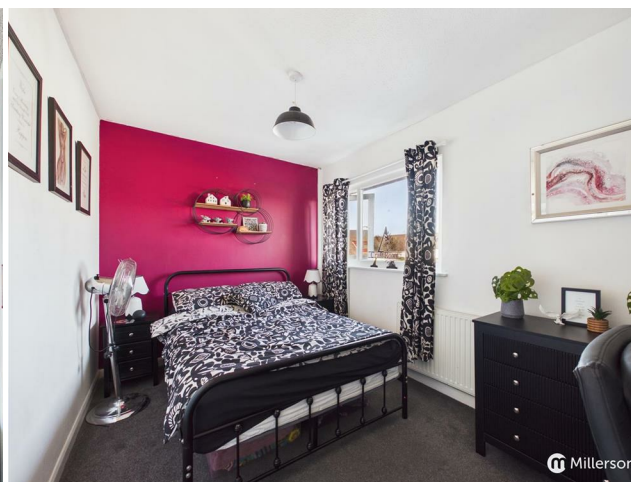
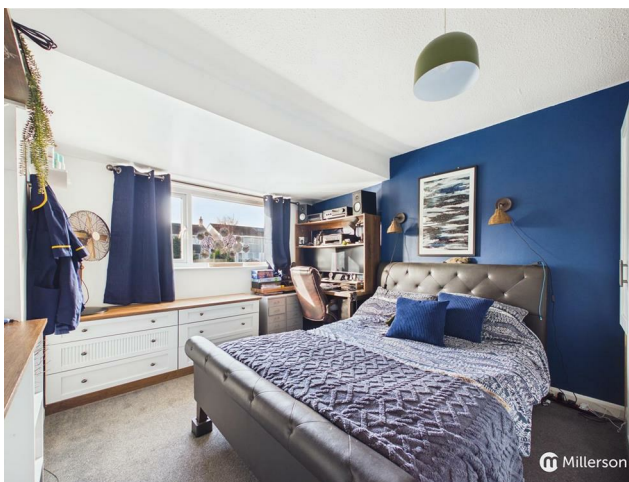
Title register restrictions (CL96626):

- The title contains a restriction requiring written consent from the lender before a sale or other transfer can be registered. This is linked to the Leeds Building Society mortgage and is normally dealt with as part of the sale and repayment.

- The 1977 conveyance contains restrictive covenants, as well as provisions about light or air and boundary structures. The register extract does not give their full wording, so the filed deed should be checked to establish what limits apply.

Non-coal mining area: yes

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Langorran Road, Camborne, TR14 7XQ

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 Building 1



Floor 0 Building 2

Approximate total area^m
94.3 m²
1016 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.

GIRAFFE360

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

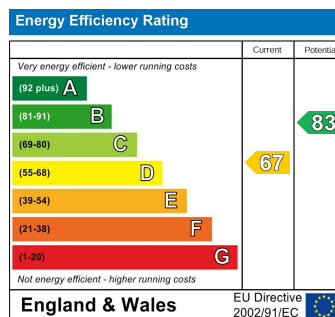
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