



Pentalek Road

Camborne

Cornwall

TR14 7RQ

Asking Price £375,000

- WELL PRESENTED DETACHED BUNGALOW
- THREE BEDROOMS WITH ONE ENSUITE
- DRIVEWAY AND DOUBLE GARAGE
- GENEROUS SUNNY REAR GARDEN
- LIVING ROOM AND DINING ROOM
- KITCHEN AND CONSERVATORY
- POPULAR CUL DE SAC LOCATION
 - GAS CENTRAL HEATING
 - DOUBLE GLAZING
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1327.00 sq ft



PROPERTY DESCRIPTION

Situated in the corner of a quiet and popular Cul De Sac is this well presented detached bungalow boasting a generous, southerly facing garden. The accommodation is bright and airy, briefly comprising an entrance hall, living room, dining room, conservatory, kitchen, three bedrooms with one ensuite and additional bathroom. Outside, a driveway and detached double garage provide ample off road parking whilst the rear enjoys a spacious, sunny enclosed garden which is perfectly suited to children, pet and entertaining. Other benefits include double glazing and gas central heating.

LOCATION

The property sits at the end of Pentalek Road which is a highly sought after residential development situated 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 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, Gwitherian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Obscure double glazed door into:

ENTRANCE HALL

Wood effect flooring, two built-in storage cupboards, radiator, airing cupboard housing combination boiler, doors to bedrooms, bathroom, kitchen and living room.

LIVING ROOM

A light and airy living space with double glazed window, feature fireplace with gas fire, radiator, open archway into:

DINING ROOM

A dual aspect room with plenty of space for dining table and chairs, radiator, double glazed window, sliding patio doors into:

CONSERVATORY

Triple aspect double glazed windows and patio doors to rear garden, wood effect flooring.

KITCHEN

A white fitted kitchen boasting a range of matching base and wall units, granite effect work surfaces and tiled splash backs, integrated gas oven, gas hob and extractor hood, sink with mixer tap and drainer, spaces for

washing machine, dishwasher and fridge/freezer, inset lighting, radiator, wood effect flooring, double glazed window and obscure double glazed door to rear garden.

BEDROOM ONE

A comfortable double bedroom with double glazed window, radiator, built-in wardrobes, door into:

ENSUITE

A three piece shower suite comprising shower cubicle with electric shower and tiled surround, W.C and hand basin with tiled splash back, heated towel rail, wood effect flooring, extractor fan, obscure double glazed window.

BEDROOM TWO

A second double bedroom with double glazed window and radiator.

BEDROOM THREE

Double glazed window, radiator.

BATHROOM

A three piece bathroom suite comprising bath with shower attachment, W.C and hand basin, tiled walls to two sides, tiled flooring, radiator, extractor fan, obscure double glazed window, airing cupboard housing combination boiler.

OUTSIDE

The property sits in a quiet corner at the head of the Cul De Sac, approached over at tarmac driveway providing parking for approximately four cars in front of a detached double garage. The garage boasts plenty of storage in the roof space, a large work bench, light, power and twin up and over doors one of which is electric. Adjacent to the drive is a mature flower bed with flowering shrubs and pedestrian gates to either side of the bungalow give access into the rear.

The rear enjoys a southerly facing, sunny enclosed garden which expands to both the side and rear. Perfectly suited for children, pets and entertaining, the garden is predominantly laid to level lawn with a decked patio which is accessed from the conservatory, a large selection of mature plants and shrubs, fenced borders, a wild flower bed, greenhouse and tool shed. A pedestrian door also gives access into the double garage.

DIRECTIONS

From Camborne Train station, proceed over the level crossing turning right onto Mount Pleasant Road. Take the first left into Pentalek Road following right to the top where the property can be found in the right hand corner.

MATERIAL INFORMATION



Costs and tenure
 Tenure: Freehold
 Council tax band: D
 EPC rating: Survey Instructed

The building
 Detached bungalow, standard construction
 3 bedrooms, 2 bathrooms, 2 receptions
 Accessibility adaptations: None

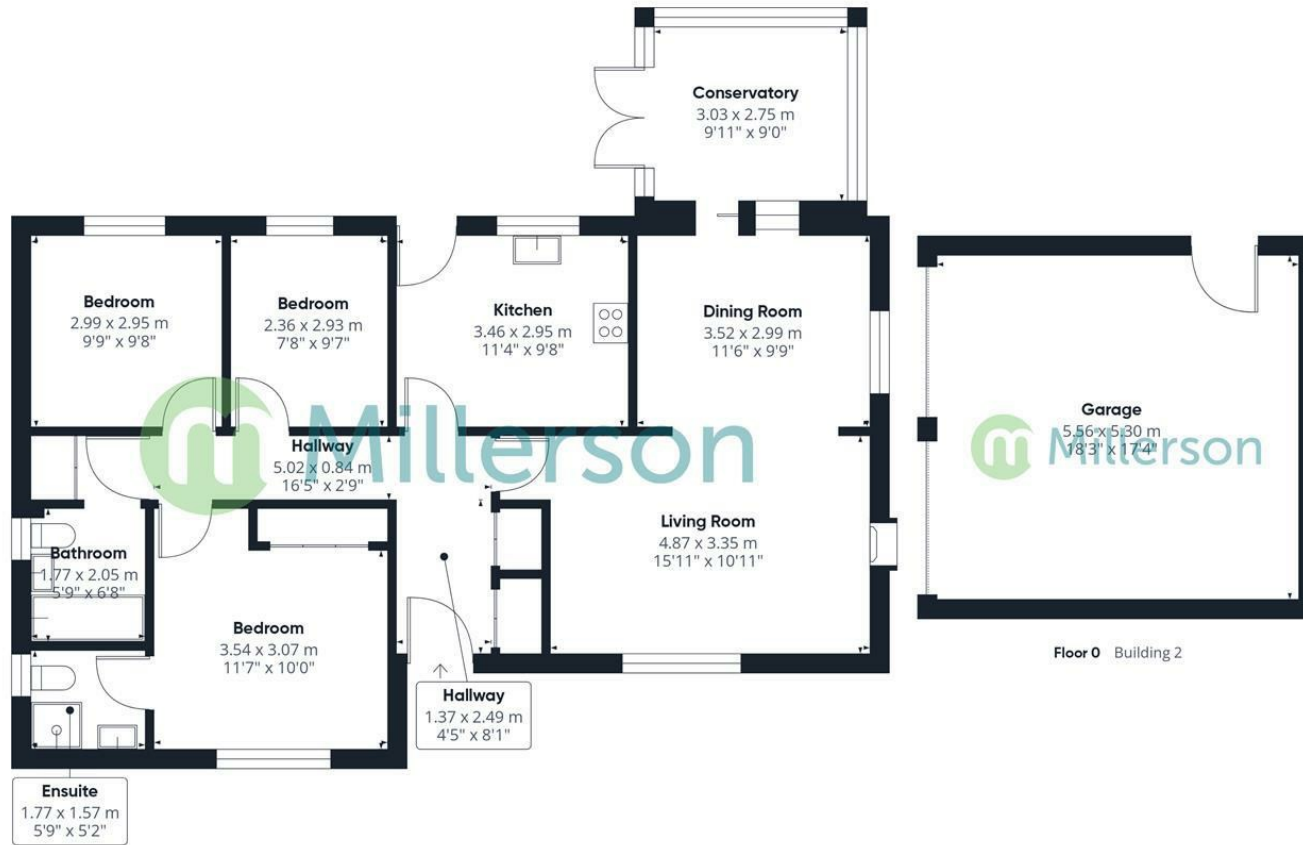
Services
 Mains electricity
 Mains water
 Mains foul drainage
 Mains surface water drainage
 Mains gas central heating
 Heating features: Double glazing
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 good, Vodafone good, Three good, EE great
 Parking: Garage, Driveway, and Private
 Not 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 0 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

123.2 m²
1327 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.

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Needing To Sell?

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

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Here To Help

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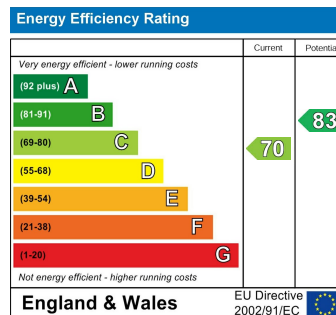
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