

Trethannas Gardens

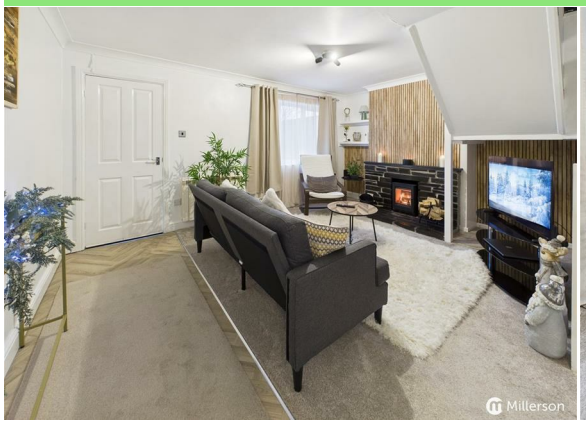
Praze

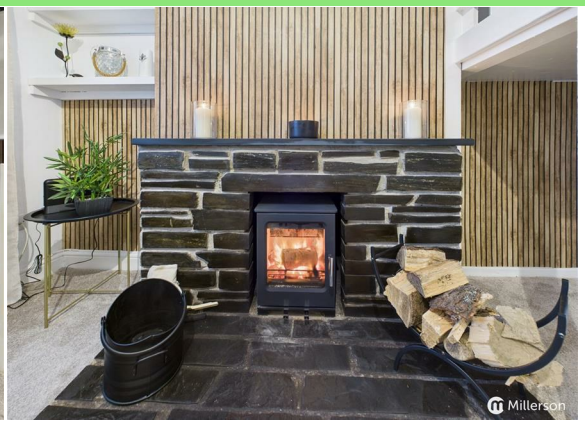
Camborne

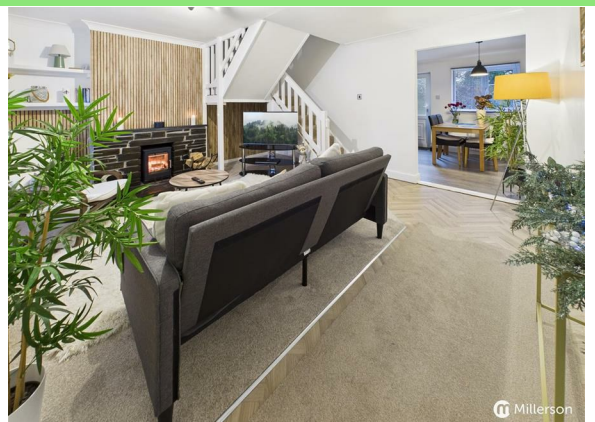
TR14 0LJ

Asking Price £280,000

- LINK DETACHED HOUSE
- THREE BEDROOMS
- DRIVEWAY FOR FOUR CARS
- GARAGE
- ENLCOSED REAR GARDEN
- LIVING ROOM WITH OPEN FIRE
- KITCHEN/DINING ROOM
- QUIET CUL DE SAC
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - B

Floor Area - 830.00 sq ft


3


1


1


E42

PROPERTY DESCRIPTION
Situated in a quiet Cul De Sac in the popular village of Praze is this link detached family home offered for sale with no onward chain. The accommodation is well presented, briefly comprising an entrance porch, living room with open fire, kitchen/dining room, three bedrooms and bathroom. outside, a driveway to the front provides parking for four cars along with an attached single garage whilst the rear enjoys a low maintenance, paved and decked garden.

LOCATION
Trethannas Gardens a residential development situated in the village of Praze an Beeble which is a popular village offering a wide range of amenities including a fish and chip shop, bakery, village shop & Post Office, St Aubyn's Arms public house, Doctors surgery and local primary school. Situated approximately 3 miles from Camborne and 6 miles from Helston, both towns offer a wider range of retail and leisure facilities, schools for all ages and further education. 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. 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 PORCH
Fitted shelving, herringbone effect flooring, door into:

LIVING ROOM
A light and bright living space with part herringbone effect and part carpeted flooring, feature open fire with slate surround, double glazed window, electric radiator, stairs to first floor, opening into:

KITCHEN/DINING ROOM
The kitchen is fitted with a range of matching base and wall units with granite effect worksurfaces and complimentary tiled splash backs, integrated Range style oven with fitted extractor hood over, stainless steel sink with mixer tap and drainer, spaces for dishwasher and fridge/freezer, space for dining table and chairs, wood effect flooring, electric radiator, two double glazed windows and obscure double glazed door to rear garden.

FIRST FLOOR

LANDING
Loft access hatch, airing cupboard housing immersion water heater, doors to bedrooms and bathroom.

BEDROOM ONE
A generous double bedroom with two double glazed windows and electric radiator.

BEDROOM TWO
Double glazed windows and electric radiator.

BEDROOM THREE
Double glazed windows and electric radiator.

BATHROOM
A white three piece bathroom suite comprising bath with electric shower over, W.C and hand basin, tiled walls, wood effect flooring obscure double glazed window.

OUTSIDE
The property sits in a quiet Cul de Sac approached over a gravel driveway for approximately four cars with a lawned garden and mature hedged borders.. An attached single garage provides additional parking if required or the perfect storage space along with light, power and plumbing for a washing machine. The rear enjoys a relatively low maintenance garden which is enclosed and laid to a combination of paving and decking. a pedestrian doors also gives access into the garage.

DIRECTIONS
Approaching the village of Praze from Camborne, take the first left into Carwynnen Close which leads into Trethannas Gardens. The property is located on your left hand side in the third turning on the left.

MATERIAL INFORMATION
Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: E
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only is installed.
Heating features: Open fire and Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - OK, EE - OK
Parking: Garage, Driveway, and Private
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.



Floor 0



Floor 1

Approximate total area(1)

77.2 m²
830 ft²

Reduced headroom

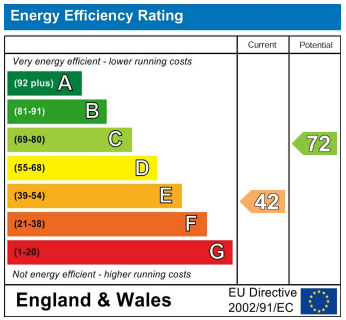
1.2 m²
13 ft²

(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.

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

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