

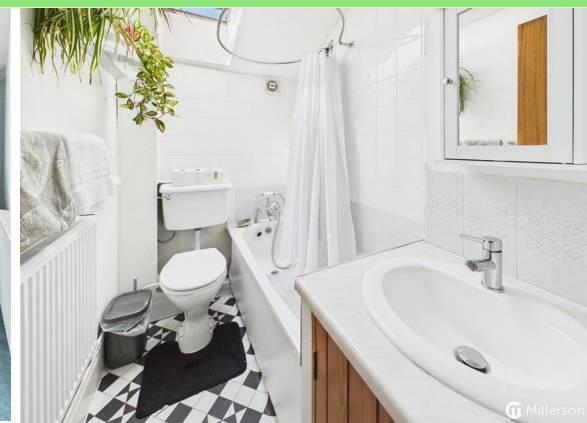
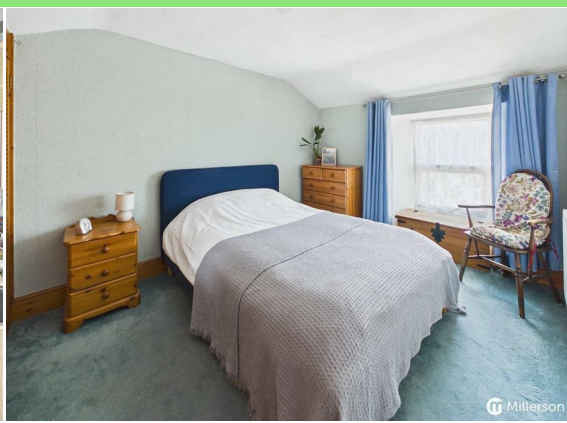
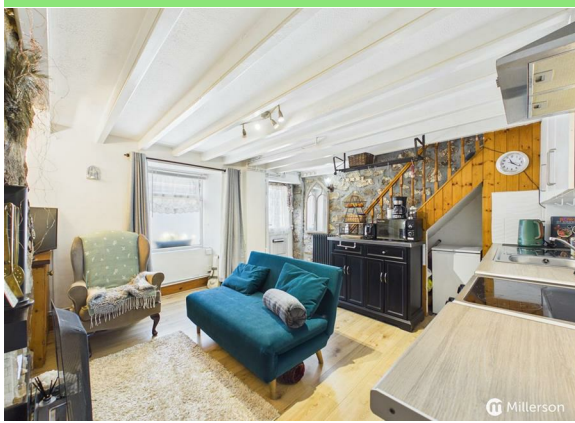
Moor Street

Camborne

TR14 8HL

Offers Over £125,000

- CHARMING ONE BEDROOM COTTAGE
- TASTEFULLY PRESENTED THROUGHOUT
- PLEASANT PRIVATE COURTYARD
- EXCELLENT DOUBLE BEDROOM TO FIRST FLOOR
- GOOD SIZED BATHROOM ON FIRST FLOOR
- SPACIOUS MAIN RECEPTION ROOM
 - SEPARATE UTILITY SPACE
- CONVENIENT EDGE OF TOWN LOCATION
- IMPRESSIVE EXPOSED INGLENOK FIREPLACE SURROUND
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 388.00 sq ft



1



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DESCRIPTION

A charming one bedroom cottage in a pleasant tucked away location close to the centre of Camborne town. the property has been improved by the current vendor over the last few years, and offers well presented accommodation to include main Reception room, a Utility room, along with a generous double bedroom and Bathroom to the first floor. there's also a pleasant, courtyard to the rear of the property, suitable for a table and chairs. the Cottage is very well presented and offers some lovely features including exposed stonework, original fireplace surround and beamed ceilings. just a few minutes walk into the centre of town, this well positioned home feels like an oasis! Early viewing advised

LOCATION

Moor Street is situated just a short walk of Camborne town centre, Tesco superstore and the railway station. 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 dimensions are approximate and measured by LiDAR

ENTRANCE

UPVC double glazed obscured door opening into:

MAIN RECEPTION ROOM

A very nicely presented and functional main reception room which provides space for Living, Dining and Kitchen. Oak effect laminate flooring runs throughout the room and there's plenty of natural light thanks to a UPVC double glazed window to front elevation. Modern floor standing and wall mounted Kitchen units with square edged oak effect work surfaces over. Space for Oven with extractor fan over. Recessed space for Fridge Freezer in under stairs space. Space and plumbing for dishwasher. One bowl stainless steel sink unit with drainer and mixer tap over. Attractive exposed granite fireplace surround with space for electric fire within. Plenty of space for Sofa's and dining. Victorian style radiator. Stairs to first floor. timber glazed door leading out to Utility area.

REAR HALL/UTILITY AREA

To the rear of the main reception room, a door opens up initially into a hallway which opens out and provides very useful space for a Utility area with space and plumbing for washing machine. Work surface with stainless steel sink unit with drainer board and mixer tap over. Shelving. Tiled splashback to two walls. UPVC double glazed door leading out to rear courtyard.

FIRST FLOOR

Stairs ascend to the first floor, where there's a landing space, with doors leading off to the Bedroom and Bathroom. airing cupboard. Exposed stone wall.

BEDROOM

A generous double bedroom with UPVC double glazed window to front elevation. Built int double wardrobe. Radiator.

BATHROOM

A pleasant Bathroom with tile effect flooring. Panelled bath with shower attachment over. Low level W.C. inset wash hand basin with cupboard unit below. Radiator. Towel Rail. Velux window. Wall mounted medicine cabinet. Part tiled to three walls.

OUTSIDE

To the rear of the Utility room there's a fully enclosed small courtyard which has been decorated beautifully by the current owner. Offering shelter, privacy and space for a small table and chairs. There's a pedestrian gate to the rear of the courtyard leading to a neighbouring garden, providing emergency access in both directions.

DIRECTIONS

From our offices in Camborne, proceed along Trelowarren Street, turning Right into Union Street. Proceed along Union Street for approximately 100 Yards, before turning left into Moor Street. the property will be located a short distance along on the left hand side, identified by our for sale board.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: A

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

Heating: Room heaters only

Broadband: FTTP (Fibre to the Premises)

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

Parking: None

Not in a controlled parking zone

No disabled parking available



Risks and restrictions

Not a listed building

In the CAMBORNE (TOWN CENTRE) conservation area (per planning.data.gov.uk; confirm via the local authority search).

No tree preservation order

Title register restrictions (CL74344):

- The owner is not allowed to build any structures on the part of the land tinted blue on the official plan.
- The owner must not block the light or air reaching the windows of the neighbouring house at number 34.
- The owner must prevent the neighbour at number 34 from coming onto the land to maintain or paint their house.
- There is a standard restriction requiring the mortgage lender's consent for any sale or transfer. This is a routine part of the conveyancing process and is settled when the mortgage is paid off on completion.

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.





Approximate total area⁽¹⁾
36.1 m²
388 ft²

Reduced headroom
1 m²
10 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



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

Millerson Estate Agents
29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: camborne@millerson.com

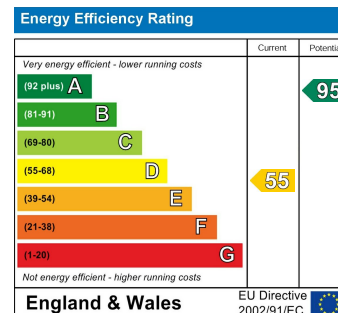
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