

New Terrace
Treswithian
Camborne
TR14 7NF

£170,000

- BEAUTIFULLY PRESENTED PERIOD HOME
 - CASH PURCHASERS ONLY
- DELIGHTFUL PERIOD FEATURES RETAINED
- LOVELY SUNNY ENCLOSED GARDEN
- RESIDENTS PARKING ADJACENT TO THE PROPERTY
 - TWO DOUBLE BEDROOMS
 - FIRST FLOOR BATHROOM
- FULLY REFURBISHED THROUGHOUT
 - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area - 838.00 sq ft



DESCRIPTION

A really well presented mid terraced property which has been the subject of significant renovation and remodelling by the current vendor. The property has benefitted from new UPVC double glazed windows, new heating system and a full bill of internal decoration, with a wealth of original features retained and discovered! This superbly presented house has been improved atristically and skillfully and now offers spacious, light and airy accommodation which includes spacious Living room, a lovely Dining room with feature Inglenook fireplace, Kitchen, along with two double bedrooms and family bathroom on the first floor. Outside there's a pleasant garden to the front, and a very impressive enclosed and predominantly lawned rear garden enjoying a pleasant rural outlook. All in all, a property that really does need to be viewed to be appreciated! The property is suitable for cash purchasers only due to the presence of Mundic Party walls.

LOCATION

New terrace is situated on the outskirts of Camborne, handily placed for access into town and on to the A30. Table Table restaurant and Bar is located a short distance away, and the renowned Trevaskis Farm is just a short drive up the road in the direction of Connor downs! Camborne is a Historic mining town in Mid West Cornwall which has easy access to the nearby 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.

ENTRANCE

UPVC double glazed obscured door opening into:

ENTRANCE HALL

A wonderfully inviting entrance hall with ceramic flagstone effect flooring. Doors opening into Living room and Dining room. Staircase to first floor. A number of pleasing original features such as a decorative original archway, original bannister and original stripped pine doors. Radiator.

LIVING ROOM

A lovely light filled room with UPVC double glazed window to front elevation. Slate effect lino flooring. Radiator. Stripped pine door.

DINING ROOM

Undoubtedly a real highlight of the property, This stunning and spacious room is the hub of the home and benefits from swathes of natural light, thanks to an almost floor to ceiling UPVC double glazed door which leads out into the rear garden. Ceramic tile flagstone flooring. A beautiful exposed granite inglenook fireplace with multi fuel burner. Radiator. Stripped pine doorway through to:

REAR HALLWAY

A useful space giving access into an open understairs storage area. Ceramic tile flagstone flooring.

KITCHEN

Another light filled room with granite flagstone leads into two gentle steps down into a well designed Kitchen. Ceramic tile flagstone flooring. A range of floor standing kitchen units with pine work surface over. Space for Oven. Space and plumbing for washing machine. Space for under counter fridge. UPVC double glazed windows to rear and side elevations, both overlooking the rear garden, Exposed Granite stonework.

FIRST FLOOR

A very recently refurbished spacious landing with painted floorboards leads to both bedrooms and family bathroom with original stripped pine doors. UPVC double glazed window to rear elevation. Loft access.

BEDROOM ONE

A generous sunny room with Painted floorboards. UPVC double glazed window to rear elevation enjoying a pleasant open outlook. Radiator.

BEDROOM TWO

Another excellent double bedroom with painted floorboards. UPVC double glazed window to front elevation. Radiator.

FAMILY BATHROOM

A very tastefully redecorated family bathroom with painted floorboards. OSB varnished panelled bath with plumbed shower unit with rain soak effect shower unit over. Pedestal wash hand basin. Low level W.C. Wall mounted heated towel rail. UPVC double glazed frosted window to front elevation.

OUTSIDE

To the front of the property there's a secure low maintenance front garden predominantly laid to paving slabs, with a concrete footpath leading to a pedestrian gate leading out to the pavement outside.

TO THE REAR

A superb and generous rear garden which is accessed from the Dining room. There's a small raised decking area directly outside of the door leading from the dining room, this leads down to a generous lawn, interspersed with shrubs and plants, which runs the entire length of the garden. the garden is fully enclosed, and enjoys plenty of sun throughout the day. Pent shed suitable for garden tools etc. There's also an old Privvy, which has been adapted with removal of W.C, and the addition of shelving and plumbing for washing machine and tumble dryer.

ACCOMMODATION IN DETAIL

All dimensions are approximate and measured by LiDAR



DIRECTIONS

From our offices in Camborne, proceed along College Street, which in turn becomes Treswithian Road. Follow this through the roundabout, taking the first exit. New terrace will be located on the left hand side and the property can be identified by our for sale board.

AGENTS NOTE

We have been advised by the vendor that Munding block is present in the party walls, and therefore the property is not suitable for mortgage lending purposes.

MATERIAL INFORMATION

Verified Material Information Costs & tenure

Tenure: Freehold

Council tax band: A

EPC rating: E

The building

Mid-terrace house, non-standard construction (The small kitchen has a fibre glass flat roof and the partition walls between the property and the neighbours are munding (the exterior walls are not munding however))

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None

Heating features: Double glazing and wood burner

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Communal

Risks & restrictions

Not a listed building

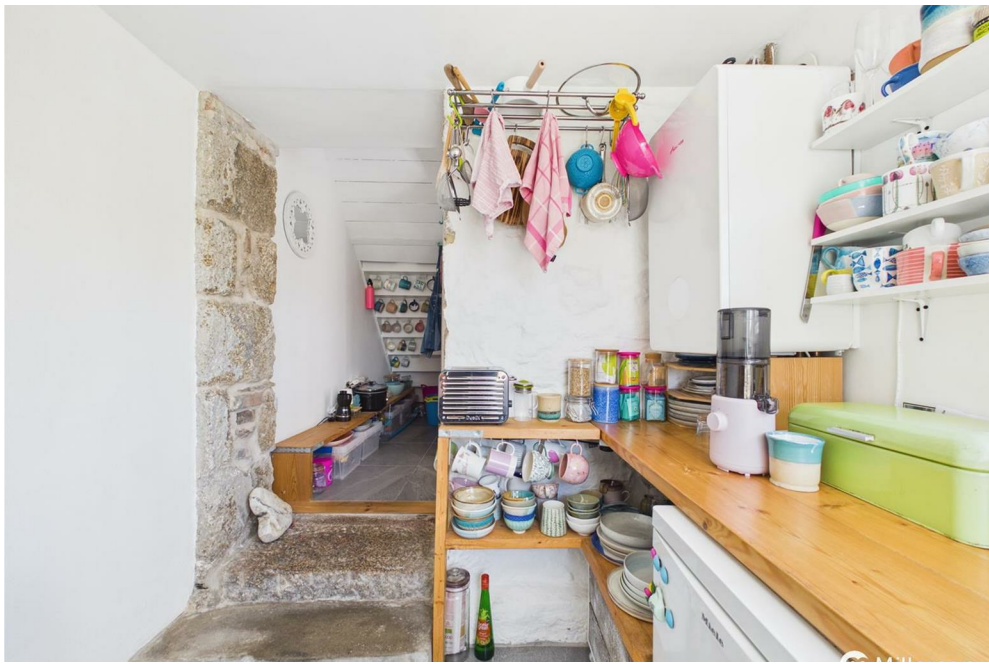
Not in a conservation area

No tree preservation order

Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether



New Terrace, Treswithian, Camborne, TR14 7NF

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^m

77.9 m²
838 ft²

Reduced headroom

1.9 m²
20 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

29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com
T: 01209 612255
www.millerson.com

Scan QR For Material Information



Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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	

Millerson
millerson.com