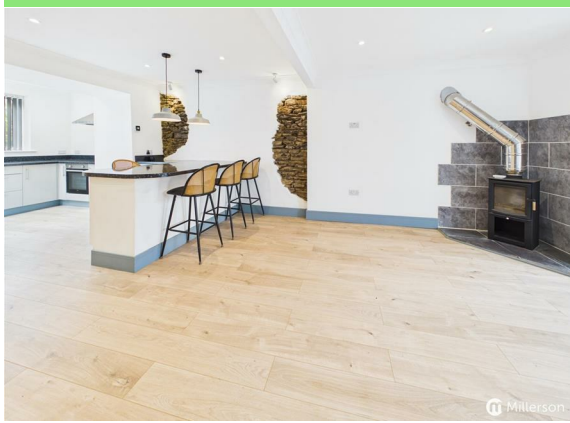


# Great Wheal Seton Camborne TR14 0AU

Offers In The Region Of  
£200,000

- TUCKED AWAY SEMI RURAL COTTAGE
  - LARGE GARDEN
  - TWO BEDROOMS
  - MODERN KITCHEN
  - SPACIOUS LIVING AREA
- UPGRADED SHOWER ROOM
  - IDEAL FIRST HOME
  - PARKING
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 618.00 sq ft



2



1



2



C73

### PROPERTY DESCRIPTION

Tucked away in a semi rural position, this mid terraced cottage is offered for sale with no onward chain. The accommodation has been tastefully refurbished and enjoys plenty of light with its large living area with wood burning stove and a modern kitchen with sky light. To the first floor you'll find two bedrooms and an upgraded three piece shower room. Outside, the rear enjoys a much larger than expected garden, perfect for children, pets and entertaining with a hardstanding area at the top which lends itself perfectly to add a workshop or garden room. Just to the side of the terrace is parking for one car with further on street parking available to the front. Overall, this home presents the perfect opportunity for first time buyer or investors having been previously used as a holiday let.

### LOCATION

Great Wheal Seton is a small selection of terraced cottages, tucked away at the end of a lane on the semi rural outskirts 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 dimensions are approximate and measured by LiDAR)

### ENTRANCE

Obscure double glazed door into:

### KITCHEN

A modern fitted kitchen offering a range of base units under granite effect work surfaces, integrated electric oven, hob and extractor, dishwasher, one and half bowl stainless steel sink with mixer tap and drainer, double glazed window, inset lighting, radiator, wood effect flooring, space for fridge/freezer and space for hanging coats.

### LIVING AREA

The 'hub of the house' offering a light and spacious room with fitted breakfast bar and base storage cupboards, exposed feature stone work, a wood burning stove with slate tiled hearth, inset lighting, radiator, wood effect flooring, stairs to first floor, double glazed patio doors to rear garden.

### FIRST FLOOR

### LANDING

Doors to bedrooms and bathroom, loft access hatch, inset lighting.

### BEDROOM ONE

Double glazed window, radiator, built-in storage cupboards and built-in bed with storage below, inset lighting.

### BEDROOM TWO

Double glazed window, radiator, inset lighting.

### BATHROOM

An upgraded three piece shower suite comprising double walk-in shower cubicle with tiled surround, W.C and bowl style hand basin with fitted cupboards below, heated towel rail, tiled flooring, inset lighting, extractor fan, double glazed window.

### OUTSIDE

The property sits on a tucked away lane with a few steps leading up to the front door. The rear enjoys a large landscaped garden offering plenty of space for children, pets and entertaining with a stone paved patio, two lawned areas, attractive stone pavers and slate chipped borders, a useful utility/store room and at the top you will find a hardstanding area with storage sheds which lends itself perfectly for a large workshop or garden room.

### DIRECTIONS

From Camborne Town, travel down Fore Street onto Tehidy Road. Take the right turn before Tehidy Post office onto Enys Road, proceed up the hill and over the cross roads onto Boiler Works Road. Turn left at the junction onto Trevarno Road, over the bridge turning right into the lane of Great Wheal Seton. The property can then be found on your left hand side after a short distance.

### MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: C

The building

Detached house, standard construction

2 bedrooms, 1 bathroom, 2 receptions

Services

Mains electricity

Mains water

Foul drainage: Septic tank

No mains surface water drainage

Oil central heating

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)



Mobile coverage: O2 good, Vodafone great, Three good, EE good  
 Parking: Allocated  
 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  
 Public right of way: Fire access through the back garden to neighbours  
 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 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

57.5 m<sup>2</sup>  
618 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(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

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 73      | 83        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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