

Wheal Gerry

Camborne

TR14 8TY

Asking Price £185,000

- MID TERRACED HOUSE
- TWO BEDROOMS
- LIVING ROOM
- KITCHEN/DINER
- THREE PIECE BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- PERFECT FIRST HOME OR INVESTMENT
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 600.00 sq ft



### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this mid terraced house, perfectly suited to first time buyers or investors looking to let. Internally, the home has recently been redecorated offering accommodation comprising an entrance porch, a well proportioned living room, light and bright kitchen/diner, two bedrooms and a three piece bathroom. Outside, the property boasts a driveway for two cars in front of a level lawn which could be utilised for further parking if required. The rear enjoys a sunny enclosed garden which is laid to lawn and gravel. Other benefits include double glazing and electric heating.

### LOCATION

Wheal Gerry is a quiet residential Cul De Sac on the periphery 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, Gwithian, and Porthtowan, all located within 7 miles.

### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

double glazed door into:

#### ENTRANCE PORCH

A useful entrance porch with space for hanging coats, door into:

#### LIVING ROOM

A well proportioned room with double glazed window, stairs to first floor with large space below, upgraded night storage heater, door into:

#### KITCHEN/DINER

A light and airy kitchen fitted with a range of white gloss base and wall units with granite effect work surfaces and tiled splash backs, spaces for oven and washing machine, stainless steel sink with mixer tap and drainer, modern electric radiator, wood effect flooring, double glazed window and double glazed sliding patio doors to rear garden.

#### FIRST FLOOR

#### LANDING

Airing cupboard housing immersion water heater, loft access hatch, doors to bedroom and bathroom.

#### BEDROOM ONE

A comfortable double bedroom with double glazed window, built-in wardrobe, electric heater.

#### BEDROOM TWO

Double glazed window, electric heater.

#### BATHROOM

A white three piece bathroom suite comprising bath with electric shower over and tiled surround, W.C and hand basin with tiled splash back, obscure double glazed window, extractor fan, wood effect flooring.

#### OUTSIDE

The property is approached over a gravel driveway which sits in front of a level front lawn. The driveway provides parking for two cars which could be extended further into the lawn if required. To the rear you will find a private enclosed garden which is laid to lawn and gravel with a pedestrian gate giving rear access.

#### DIRECTIONS

From Camborne town travel down Fore Street onto Tehidy Road taking the third turning on your right onto Eastern Lane. Proceed up the hill taking the third left into Wheal Gerry just before the roundabout. Follow the road around to the left where the property can be found at the end of the Cul de Sac.

#### MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 bedrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing and Night storage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: Driveway, Allocated, Off Street, 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

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 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<sup>(1)</sup>**  
600 ft<sup>2</sup>  
55.8 m<sup>2</sup>

**Reduced headroom**  
16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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  
T: 01209 612255  
www.millerson.com

## Scan QR Code For Material Information



Scan me!

