

Weeth Road  
Camborne  
TR14 7HX

Asking Price £250,000

- TWO BEDROOM DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- SUPERB SPACIOUS ENCLOSED REAR GARDEN
- LIGHT FILLED DUAL ASPECT LIVING ROOM
  - ATTACHED GARAGE
  - OFF ROAD PARKING
  - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1003.00 sq ft



### DESCRIPTION

A very well presented two bedroom detached bungalow with off road parking, attached garage, and a wonderful and very generous rear garden. the property is being sold with no onward chain and accommodation briefly comprises Generous Dual aspect Living room, Kitchen/Dining room, Two double bedrooms, Family Bathroom, utility room and rear porch. Properties with such generous outside spaces rarely crop up in this sought after area so book early to savoid disappointment.

### LOCATION

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 benefits from a range or retail and leisure facilities, schools for all ages, doctors surgeries, and bus station. 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:

### ENTRANCE HALL

Doors opening into Living room, Kitchen/Dining room, Bathroom and both bedrooms. Airing cupboard with wooden slatted shelving. Dado rail. Radiator.

### LIVING ROOM

A spacious and light filled dual aspect reception room, enjoying far reaching countryside views in the distance. 2 UPVC double glazed windows to front elevation. UPVC double glazed window to side elevation Gas fireplace with tiled hearth.,

### KITCHEN/DINING ROOM

Tile effect lino flooring. A range of floor standing and wall mounted cupboard and drawer units with roll top work surfaces over. 1 bowl Stainless Steel sink unit with drainer board with hot and cold taps over. Space for oven. Tiled splashback. UPVC double glazed window overlooking the rear garden. Space for Table and chairs. Radiator. Timber glazed door through to Utility room.

### UTILITY ROOM

Oak effect laminate flooring. Floor standing cupboard units with roll top work surfaces over. Space and plumbing for washing machine and tumble dryer. Double glazed door to front garden. Double glazed windows to side elevation. Double glazed obscured door through to:

### REAR PORCH

Tiled flooring. UPVC double glazed window overlooking rear garden, UPVC double glazed door into rear garden,

### BEDROOM ONE

A well proportioned double bedroom with UPVC double glazed window to front elevation, enjoying pleasant countryside views. Radiator.

### BEDROOM TWO

Another well proportioned double bedroom with UPVC double glazed windows overlooking the rear garden. built in Wardrobe.

### FAMILY BATHROOM

Slate tile effect laminate flooring. Panelled bath with electric shower over. Pedestal wash hand basin. Low level W.C. Radiator. Towel rail. Part tiled to three walls. UPVC double glazed obscured window to rear. Mirrored medicine cabinet.

### OUTSIDE

To the front of the property there's a good sized gently sloping lawn, bordered by a block wall to the pavement with an excellent elevated outlook to countryside in the distance. To the side of the garden there's a driveway providing parking for two cars in tandem, and leading directly to the attached garage, To the other side of the garden there's access via a concrete footpath to the rear garden, via the Utility room. To the side of the footpath there's a further garden area, with a small lawned section. Adjacent to the garage there's a pedestrian gate leading into the rear garden.

### REAR GARDEN

The rear garden is a real highlight of the property and is particularly generous. Accessed from the rear porch, there's a concrete pathway leading across the garden giving access to the side pedestrian gate and the rear door leading into the garage. the rear garden is predominantly laid to gently sloping lawn, and is bordered and secure on all sides with walls and fencing, softened by a range of shrubs plants and trees. In the centre of the garden there's a raised bed and a paved patio area, suitable for outside dining. To the far end of the garden there's a very useful block built outside workshop with slightly restricted head height, with UPVC double glazed window.

### GARAGE

A sizeable single garage with up and over door, power and light, and workshop section to the rear.

### MATERIAL INFORMATION

Verified Material Information



Council Tax band: C  
Tenure: Freehold  
Property type: Bungalow  
Property construction: Steel frame  
Energy Performance rating: Survey Instructed  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great  
Parking: Driveway and Garage  
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.





Weeth Road, Camborne, TR14 7HX



## 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](mailto:camborne@millerson.com)

T: 01209 612255

[www.millerson.com](http://www.millerson.com)

Scan QR For Material Information



Scan me!



Floor 0 Building 1



Floor 0 Building 2

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

93.3 m<sup>2</sup>

1003 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

