

Bellever Parc Camborne TR14 8RN

Asking Price £250,000

- DETACHED BUNGALOW
- QUIET CUL DE SAC POSITION
- TWO DOUBLE BEDROOMS
 - LIVING ROOM
 - KITCHEN/DINER
- DRIVEWAY AND GARAGE
- GENEROUS ENCLOSED REAR GARDEN
 - GAS CENTRAL HEATING
 - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 801.00 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this detached bungalow, situated in a quiet Cul De Sac on the outskirts of Camborne. The accommodation comprises an entrance hall, living room with picture window, kitchen/diner, two double bedrooms and shower room. Outside, a driveway and a large single garage provide off road parking whilst the rear enjoys a good sized, enclosed garden. Other benefits include double glazing and gas central heating.

LOCATION

Bellever Parc is a quiet Cul De Sac, nestled on the outskirts of Camborne yet conveniently located for local amenities. 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:

ENTRANCE HALL

Built-in cloak cupboard, radiator, doors to all rooms.

LIVING ROOM

Picture double glazed window, radiator, feature fireplace.

KITCHEN/DINER

A range of matching base and wall units with stone effect work surfaces and tiled splash backs, stainless steel sink with mixer tap and drainer, integrated electric oven, hob and extractor, wall mounted combination boiler, space for washing machine, built-in storage cupboard, tile effect flooring, radiator, loft access hatch, double glazed window and obscure double glazed door to rear garden.

BEDROOM ONE

Double glazed window and radiator.

BEDROOM TWO

Double glazed window and radiator.

SHOWER ROOM

A three piece shower suite comprising double shower cubicle with easy clean surround, hand basin with fitted storage cupboards and W.C, heated towel rail, tile effect flooring, obscure double glazed window.

OUTSIDE

The property is approached over a gate brick paved driveway which sits adjacent to a further gravelled space and an attached garage which all provide plenty of off road parking. The garage is generous in size with an up and over door, pedestrian access door, light and power. The rear enjoys a well proportioned, sunny enclosed garden which is predominantly laid to lawn offering a combination of block wall and fenced borders, mature shrubs and is perfectly suited to children, pets and entertaining

DIRECTIONS

From our Camborne office, proceed to the top of Treloar Warren Street turning left in front of the Wesleyan Chapel. Continue over the roundabout onto Roskear for approximately half a mile turning right just after the church onto Church View Road. Proceed around the right hand bend then turning right onto Bellever Parc. The property can be found on the left hand side.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: D

The building

Detached bungalow, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

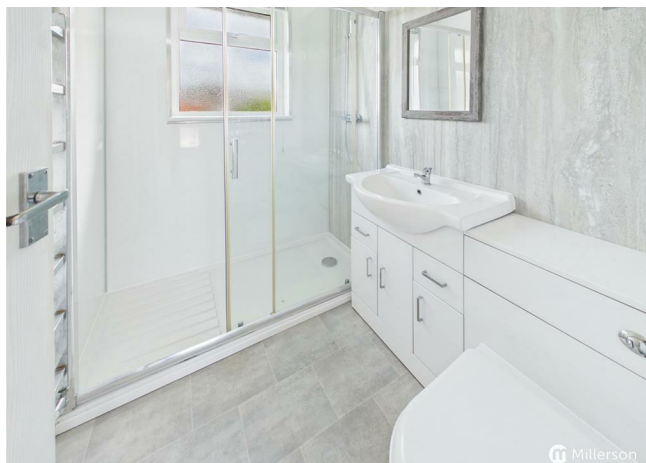
Not in a conservation area

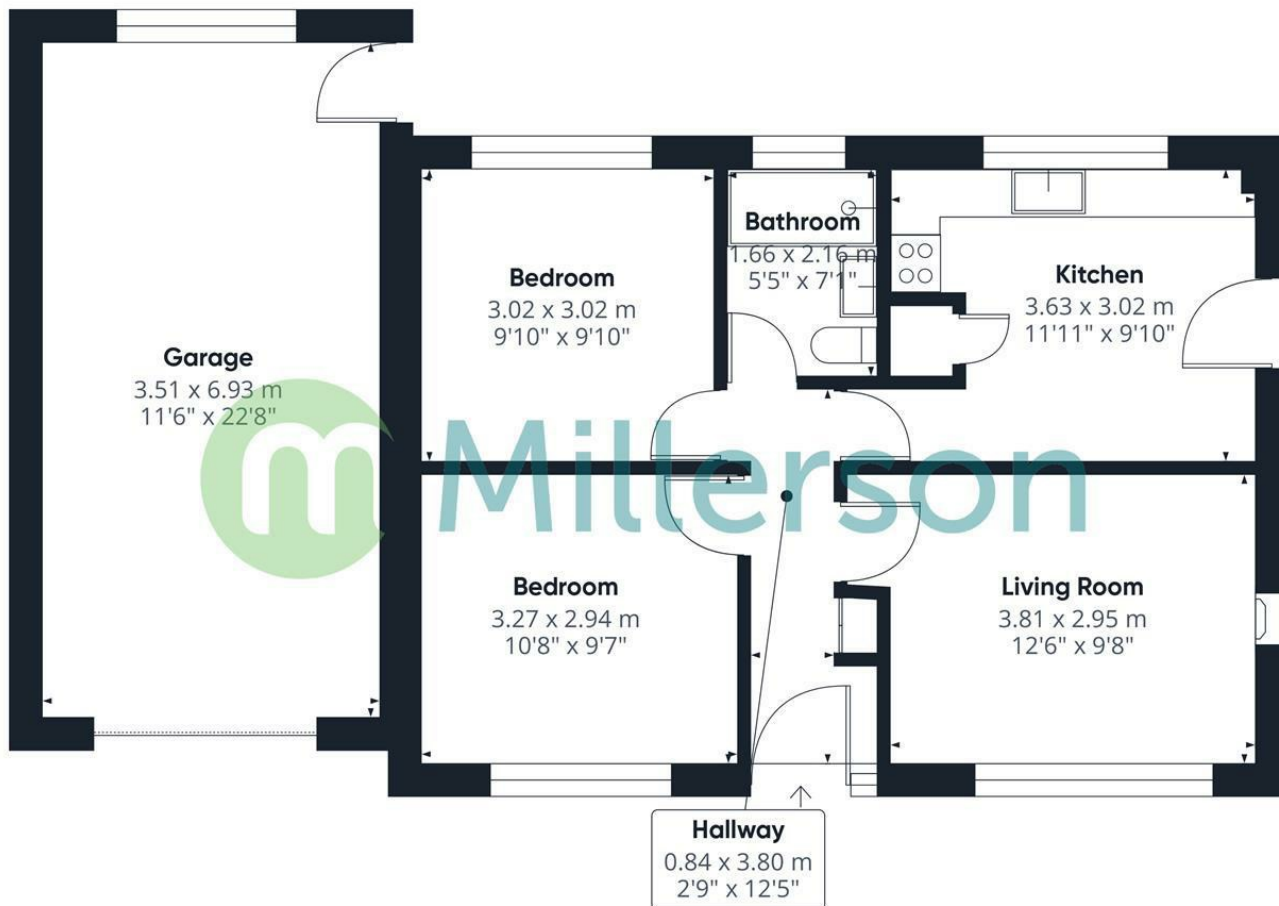
No tree preservation order

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⁾
74.5 m²
801 ft²

(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

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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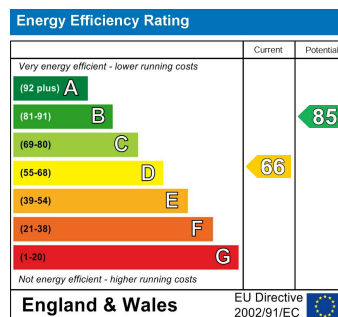
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