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Roskear, Camborne

## Roskear, Camborne

Camborne Town Centre 0.5 miles | Portreath (North coast) 4 miles | Redruth 3 miles | Truro 14 miles | Falmouth (South coast) 15 miles | Newquay Airport 23 miles | Plymouth 64 miles | Exeter M5 97 miles (Distances are approximate)

Tucked away in a quiet location, this individually sited bungalow is being offered for sale for the first time since being built for our client in 1967.

Entrance porch | Hallway | Lounge/diner | Kitchen/breakfast room | Rear Utility | Three bedrooms | WC | Bathroom | Gardens | Block Shed | Double Garage

**£350,000**  
**Freehold**



## Property Introduction

Benefiting from three bedrooms, there is a generous triple aspect lounge/dining room, a fitted kitchen/breakfast room and a bathroom with separate WC. There is an entrance porch to the front and a utility porch off the kitchen. All the external windows and doors are uPVC double glazed and there is a modern electric combination boiler which supplies radiators and domestic hot water which was installed in August 2021.

The gardens, which are of a good size and well stocked, lie to both the front and rear, there is a workshop attached to the side of the bungalow and a useful block built shed in one corner of the rear garden.

Of particular interest to those with outside pursuits, set a short distance from the property is a double garage.

In summary, an unusual property is a quiet location within a short distance of the town centre with good outside space.

Viewing our interactive virtual tour is strongly advised prior to arranging a closer inspection.

## Location

Conveniently located for access to the town and local schooling, Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which connects with London Paddington and the north of England.

The A30 can be accessed within half a mile, within fourteen miles there is the county town of Truro which is the shopping centre for Cornwall and Falmouth with its university campus on the south coast is within fifteen miles. The north coast harbour village of Portreath is within four miles.

## ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

### ENTRANCE PORCH 7' 7" x 6' 1" (2.31m x 1.85m)

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walling. Glazed door with side screen opening to:-

### HALLWAY

A wide entrance hallway with six louvre door storage unit set to one side, cupboard housing 'Elnur Gabarron' electric combination boiler, radiator and wall mounted electric heater. Access to loft space. Doors opening off to:-

### LOUNGE/DINER 25' 0" x 16' 4" (7.61m x 4.97m) maximum measurements

Enjoying a triple aspect with uPVC double glazed windows to the front, side and rear. Focusing on a granite fire surround with slate hearth housing a non-functioning solid fuel fire. Two radiators. Door to:-

### KITCHEN/BREAKFAST ROOM 11' 8" x 9' 9" (3.55m x 2.97m) maximum measurements

Door and window to rear conservatory. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces arranged to form a breakfast bar. Stainless steel dual drainer sink unit, cooker point and door to larder cupboard with uPVC double glazed window to the rear. Door through to hallway.

### REAR UTILITY PORCH 9' 8" x 5' 10" (2.94m x 1.78m)

uPVC double glazed triple aspect windows set on dwarf walling overlooking the rear garden. uPVC double glazed door to garden and space and plumbing for an automatic washing machine and tumble dryer.

### BEDROOM ONE 11' 5" x 8' 10" (3.48m x 2.69m)

uPVC double glazed window to the front.

### BEDROOM TWO 14' 9" x 10' 10" (4.49m x 3.30m)

uPVC double glazed window to the front. Radiator.

### BEDROOM THREE 10' 10" x 9' 10" (3.30m x 2.99m)

uPVC double glazed window to the rear. Radiator.

### WC

uPVC double glazed window to the rear. Low level WC.



### BATHROOM

uPVC double glazed window to the rear. Pedestal wash hand basin and panelled bath with 'Mira Sport' electric shower over. Part tiled walls and wall mounted fan heater.

### OUTSIDE FRONT

To the front the garden is enclosed with mature hedging and there is a range of mature shrubs and lawn. Pedestrian access leads to the side of the bungalow.

### REAR GARDEN

The rear garden is again enclosed and offers a high level of privacy, mainly lawned with a range of mature planted borders and shrubs. There is an ornamental pond.

### SIDE WORKSHOP 24' 1" x 6' 1" (7.34m x 1.85m) minimum measurements

uPVC double glazed door and window to the rear and with two doors opening to the front. Power and light connected.

### BLOCK SHED 9' 7" x 6' 3" (2.92m x 1.90m) maximum measurements

Situated in the corner of the rear garden with uPVC double glazed door.

### DOUBLE GARAGE 18' 10" x 16' 4" (5.74m x 4.97m) minimum measurements

Set away from the property with electric automatic up and over door and having water connected.

### AGENT'S NOTE

The Council Tax band for the property is band 'C'.

### DIRECTIONS

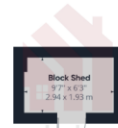
From Tesco car park in Camborne leaving the car park turn left and at a set of traffic lights turn left again and at the roundabout take the third exit heading towards Roskear. After passing the Roskear Primary School on your right and immediately before Roskear Church, which is again on the right, there is a narrow road into Roskear Lane on the right hand side, continue along this lane which then bears right and the bungalow will be identified again on the right. Using What3words: painter.needed.eyeliner



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57   D
39-54	E		
21-38	F	22   F	
1-20	G		



Ground Floor Building 1



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Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>  
2254.74 ft<sup>2</sup>  
209.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



MAP's  
Top reasons to view this home

- Detached non-estate bungalow
- Three bedrooms
- 25' Triple aspect lounge/dining room
- Kitchen/breakfast room
- Bathroom and separate WC
- uPVC double glazing throughout
- Pleasant enclosed gardens
- Attached workshop and block shed
- Double garage
- Chain free sale

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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