



MAP estate agents
Putting your home on the map

Trevoole, Camborne

Trevoole, Camborne

Camborne 2 miles | Hayle 7 miles | Penzance 13 miles |
Falmouth (south coast) 18 miles | Truro 19 miles | Newquay
Airport 31 miles | Plymouth 68 miles | Exeter M5 100 miles
(Distances are approximate)

Situated to the south of the major town of Camborne, this detached dormer style bungalow occupies a generous level plot and offers versatile living accommodation suitable for a larger or extended family.

Kitchen | Dining Room | Lounge | Conservatory | Utility area |
Ground floor bathroom | Five bedrooms | First floor shower
room | Garage | Concrete Store | Summerhouse | Gardens |
Parking

£475,000

Freehold



Property Introduction

The bungalow benefits from five bedrooms and currently the large fourth bedroom on the first floor is being used as a second lounge and combining this with the bedroom and shower room on the first floor would be ideal for giving a degree of independence to a teenager or indeed be suitable for a dependent relative.

The ground floor has three further bedrooms, a dual aspect lounge with an enclosed solid fuel fire and the dining room gives access to a triple aspect conservatory and a fitted kitchen.

Pen-Ayr is fully double glazed and warmed by propane gas central heating.

To the outside the property is set back from the road by a generous lawn and the driveway to the side leads to the rear where there is a detached garage, parking for six plus vehicles and adjacent to the garage is a covered storage area with a concrete base. The rear garden is largely lawned with mature hedging, shrubs and an ornamental pond and summerhouse.

This is a superb property that warrants closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a physical inspection.

Location

Situated two miles to the south of Camborne in

the small hamlet of Trevoole, there is open countryside surrounding the property. Camborne which gives direct access onto the A30 and has a mainline Railway Station with links to London and the north is steeped in mining history, there is a selection of local and national shopping outlets together with banks and a Post Office. Truro, the administrative and cultural centre of Cornwall, is within a short commute as is the university town of Falmouth on the south coast.

ACCOMMODATION COMPRISES

uPVC double glazed door with side screens opening to:-

ENTRANCE PORCH

Ceramic tiled floor. Part glazed door opening to:-

HALLWAY

Turning staircase to the first floor incorporating an understairs storage cupboard. Radiator and vertical panelled doors open off to:-

LOUNGE 14' 2" x 12' 1" (4.31m x 3.68m) maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Focusing on an encased solid fuel fire with display plinth to one side, two radiators and coved ceiling.

DINING ROOM 11' 10" x 11' 2" (3.60m x 3.40m)

uPVC double glazed patio doors to conservatory. Door to inner vestibule. Radiator and coved ceiling.

CONSERVATORY 10' 1" x 9' 0" (3.07m x 2.74m) maximum measurements

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walling and with uPVC double glazed French doors opening to the front. Radiator.

UTILITY VESTIBULE 6' 3" x 3' 5" (1.90m x 1.04m)

uPVC double glazed window to side. Space and plumbing for an automatic washing machine and radiator. Door to walk-in pantry with uPVC double glazed window to the side. Archway through to:-



KITCHEN 11' 4" x 8' 1" (3.45m x 2.46m)

uPVC double glazed windows on three sides and with a uPVC double glazed door to the side. Recently remodelled with a mid-grey range of wall and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. LPG gas cooker point, space for dishwasher and tumble dryer. Extensive ceramic tiling to walls, radiator and coved ceiling. Wall mounted 'Baxi' combination gas boiler. Returning to hallway, doors off to:-

BEDROOM ONE 13' 11" x 10' 1" (4.24m x 3.07m) maximum measurements

uPVC double glazed window to the front. Coved ceiling and radiator.

BEDROOM TWO 11' 11" x 9' 2" (3.63m x 2.79m)

uPVC double glazed window to the side. Radiator.

BEDROOM THREE 11' 8" x 9' 9" (3.55m x 2.97m)

uPVC double glazed window to the rear. Coved ceiling and radiator.

WC

uPVC double glazed window to rear. Fitted with a close coupled WC. Half ceramic tiling to walls. Radiator.

BATHROOM

uPVC double glazed window to rear. Fitted with a corner wash hand basin with vanity unit, panelled bath with plumbed shower over and with extensive shower boarding to walls. Towel radiator.

FIRST FLOOR LANDING

A central landing with a 'Velux' window and doors opening off to:-

BEDROOM FOUR/SECOND RECEPTION ROOM 17' 10" x 12' 5" (5.43m x 3.78m) maximum measurements

Two 'Velux' windows to the front enjoying a rural outlook and a 'Velux' window to the rear, again enjoying a rural outlook. Two radiators. Eaves storage space. This room is currently used as a second lounge and as previously mentioned could well be

incorporated to create a semi-self-contained living space ideal for a teenager.

BEDROOM FIVE 11' 0" x 6' 1" (3.35m x 1.85m) plus recess

'Velux' double glazed window to rear, again with a rural outlook. Enclosed storage area and radiator.

SHOWER ROOM

'Velux' double glazed window to the front. Fitted with a close coupled WC, vanity wash hand basin and oversize recessed shower enclosure with plumbed shower. Extensive tiling and radiator.

OUTSIDE FRONT

To the front there is an elevated lawned garden with mature shrubs and hedging screening the property from the road and there is parking for one vehicle. The driveway leads to the side of the property which is shared with an adjacent property and leads around to the:-

REAR GARDEN

Parking for six plus vehicles. The majority of the garden is mainly lawned with mature hedging and shrubs and to the rear of the bungalow there is a patio and an ornamental pond with planted beds. Set to one side of the garden there is a:-

DETACHED GARAGE 22' 1" x 14' 6" (6.73m x 4.42m) maximum measurements

Automatic roller door and side courtesy door. uPVC double glazed window to the rear. The garage has power and light connected and to one side there is an enclosed low level WC and wash hand basin.

SIDE GARDEN

To the side of the garage there is a covered storage area set on a concrete base which has power and light connected and is ideal for storing a boat or caravan and a concrete built workshop which again has power and light connected.

SUMMERHOUSE 14' 6" x 6' 11" (4.42m x 2.11m)

Double doors open out and having two windows to the front and windows to either side.

SERVICES

Services connected are mains water and mains electricity. There is a private drainage system using a septic tank.

AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'C'. The area has historic mining activity and the vendors have a recent mining report which states the property is acceptable for mortgage purposes.

DIRECTIONS

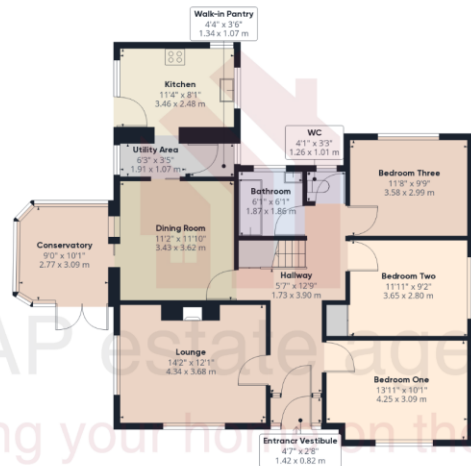
From Trevenson Street in Camborne take the B3303 heading towards Praze an Beeble, after approximately two miles climbing up a hill, the entrance to the bungalow will be found on the left hand side and identified by our 'For Sale' board. If using What3words: regularly.entire.pure



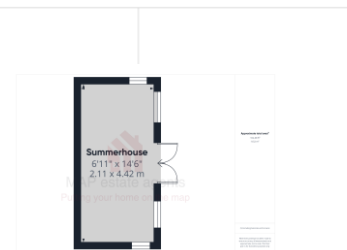


MAP's Top reasons to view this home

- Detached dormer bungalow in rural location
- Five bedrooms
- Dual aspect lounge
- Dining room
- Triple aspect conservatory
- Remodelled kitchen
- Remodelled bathroom
- First floor shower room
- Extensive well planned gardens
- Large garage and boat/ caravan storage



Ground Floor Building 1



Approximate total area⁽¹⁾

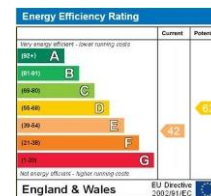
1537.62 ft²
142.85 m²

Reduced headroom

64.61 ft²
6 m²



Floor 1 Building 1



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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01736 322400 (Penzance & surrounds)

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