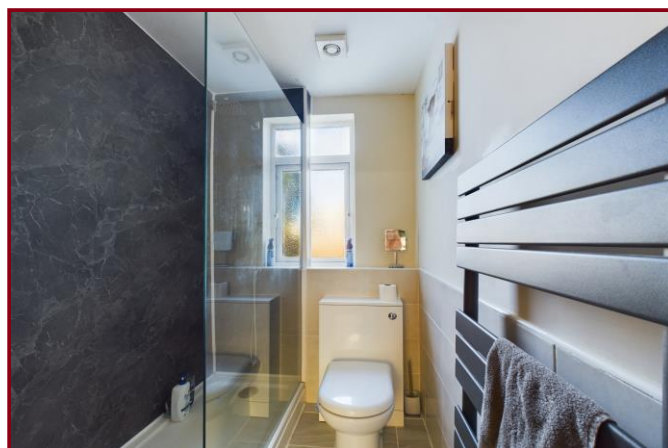
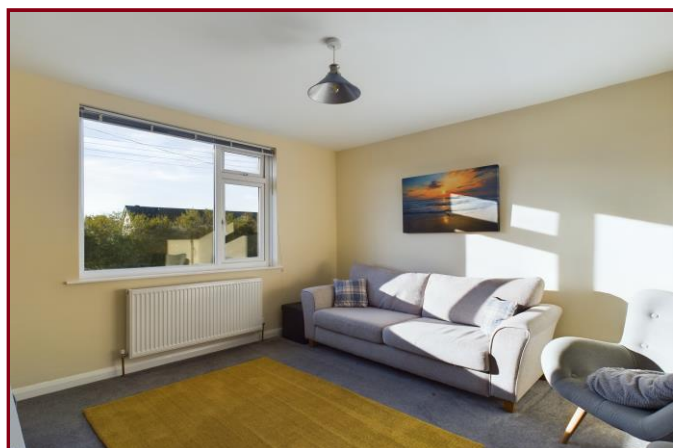




MAP estate agents
Putting your home on the map

**Weeth Road,
Camborne**

**£280,000
Freehold**





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Camborne**

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Freehold**

Property Introduction

A delightful detached bungalow which has been subject to significant modernisation and now offers excellent specification including double glazed windows and doors and a gas central heating system.

Throughout the bungalow there is a light and airy feel with many features such as internal veneered Oak doors.

The accommodation comprises of an entrance hallway, lounge, dining room, shower room, two double bedrooms, whilst externally to the front can be found off road parking facilities.

The rear garden is enclosed and is considered to be of a generous size with scope to finish to an individual's style and subject to planning permissions being granted there is potential to extend the property.

Location

Camborne is ideally situated for access to the many popular north coastal surfing beaches such as Portreath, Perranporth and St Agnes. The north coast is renowned for its rugged vistas and attractive coastal walks.

The city of Truro is approximately fifteen miles distant, making this property perfect for access onto the A30 where it is in reach and reasonable travelling distance to most areas in the county. Camborne itself offers a good range of high street shops and multiples, along with junior and secondary schools.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Door to exterior. Stained glass door giving access to:

INNER HALLWAY

Radiator. Access to:

LOUNGE 11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed window to front elevation, radiator.

KITCHEN 11' 7" x 7' 10" (3.53m x 2.39m)

Double glazed window to rear elevation. A nicely re-fitted modern kitchen with stainless steel single drainer sink unit and mixer tap. A good range of base and wall mounted storage cupboards, range of work surfaces. Built in oven and hob with stainless steel extractor over, plumbing for automatic washing machine, space for tumble drier. Tiled floor, part tiled walls.

DINING ROOM 11' 11" x 11' 8" (3.63m x 3.55m) maximum measurements

Double glazed window to side elevation, radiator. Focal point fireplace which we have been advised by the vendor is not functional.

BEDROOM ONE 12' 2" x 11' 9" (3.71m x 3.58m) maximum measurements

Double glazed window to front elevation, radiator.

BEDROOM TWO 11' 10" x 10' 10" (3.60m x 3.30m)

Double glazed window to rear elevation, radiator.

SHOWER ROOM

Double glazed window to rear elevation. A modern white suite with walk-in shower, wash hand basin with double storage cupboard under, WC. Heated towel rail, tiled walls and floor, extractor fan.

OUTSIDE

Immediately to the front of the property are off road parking facilities, along with a raised garden that has been gravelled. The rear garden is enclosed and considered to be of a generous size and offers the scope for a purchaser to landscape and design to their own specification. Adjacent to the property is vehicular access from the front to the rear.

SERVICES

Mains drainage, water, electricity and gas.

AGENTS NOTE

The Council tax for the property is Band B.

DIRECTIONS

Proceeding along Weeth Road, the property is located on the left hand side. What3words: remainder.somebody.stormy.

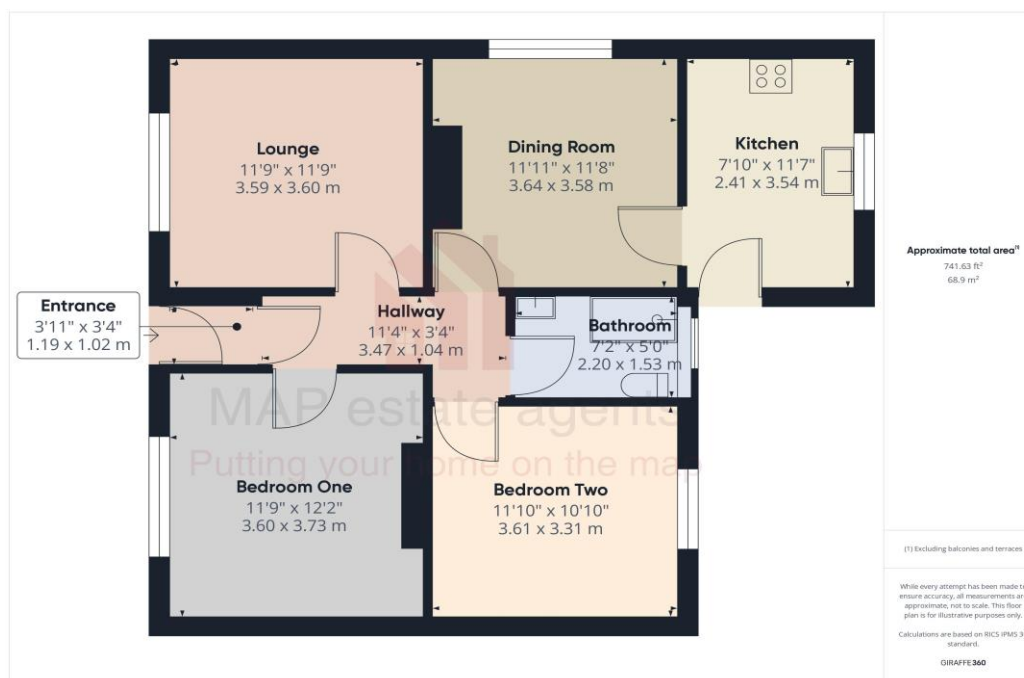


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- A delightful detached modernised bungalow
- Two double bedrooms
- Lounge
- Separate dining room
- Re-fitted kitchen
- Modern fitted shower room
- uPVC double glazed windows
- Gas fired central heating system
- Off-road parking
- Large enclosed rear garden



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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