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**North Roskear,
Camborne**

**Guide Price £95,000
Leasehold**





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Property Introduction

This detached two bedroom park home, which is being sold with no onward chain, is on a mature site located on the outskirts of Camborne and is age restricted to persons over 55 years of age.

One will find a lounge/diner, fitted kitchen and a restyled shower room. Fully double glazed, heating is via an LPG gas fired boiler supplying radiators.

To the outside there are low maintenance gardens, parking and a metal store shed.

Location

Situated to the east of Camborne on the outskirts of the town, this park home occupies a corner setting and is situated in a semi-rural location close to the north coast of Cornwall. Within half a mile there is access to the main A30 trunk road and within a mile and a quarter one will find the centre of

Camborne which is steeped in mining history, offers all the facilities you would expect for modern living, there is a mix of national and local shopping outlets, banks, a Post Office together with a mainline Railway Station which connects to London Paddington and the north of England.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

SUN ROOM 8' 11" x 5' 5" (2.72m x 1.65m)

Squared archway through to:-

LOUNGE/DINER 11' 9" x 9' 8" (3.58m x 2.94m)

uPVC double glazed bay window to the front. Focusing on a wood fire surround and a radiator. Archway through to:-

KITCHEN 9' 7" x 7' 10" (2.92m x 2.39m)

Enjoying a dual aspect with uPVC double glazed windows on either side. The kitchen is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporates a stainless steel single drainer sink unit with mixer tap. There is space and plumbing for an automatic washing machine, dishwasher, gas cooker point and a radiator. Tiled splash backs.

HALLWAY

uPVC double glazed door leading to side entrance with uPVC double glazed window and uPVC double glazed door leading to the side. Doors off to:-

BEDROOM ONE 8' 5" x 7' 10" (2.56m x 2.39m)

uPVC double glazed window to the side. Recessed two door wardrobe and radiator.

SHOWER ROOM

uPVC double glazed window to the side. Recently remodelled with a white suite consisting of wall mounted wash hand basin with close coupled WC and an oversize shower enclosure with electric shower. Shower boarding to walls and radiator.

BEDROOM TWO 6' 11" x 5' 2" (2.11m x 1.57m)

uPVC double glazed window to the side. Radiator.

OUTSIDE FRONT

To the front the garden is part enclosed and laid to gravel with ease of maintenance in mind and there is off-road parking for one vehicle. Pedestrian access leads to either side of the property.

REAR GARDEN

To the rear and side there is an enclosed garden which is mainly gravelled with a generous patio/drying space and there is a steel store shed (available by separate negotiation).

SERVICES

Mains water, mains drainage and mains electric (paid to management company - Wyldecrest). LPG gas.

AGENT'S NOTE

Please note, the images (as marked) and virtual tour were taken in April 2023. Please be advised that the property is age restricted to persons over 55 years old, currently there is a ground rent payable of £212.00 per month. The Council tax band for the property is band 'A'.

DIRECTIONS

From the junction at the top of Tuckingmill Hill, head down the hill towards Camborne, after passing The Tuckingmill Hotel on the right take the next right into North Roskear Road, turn second right into Trevarno Road and after a short distance there is the entrance to Wheal Seaton ahead and to the right, turn into Wheal Seaton following the road around where the property can be identified by our For Sale Board. If using What3words:- seducing.sleep.dent





MAP's top reasons to view this home

- Detached single unit park home
- Lounge/diner
- Fitted kitchen
- Two bedrooms
- Shower room
- uPVC double glazing
- LPG gas central heating
- Enclosed rear courtyard
- Parking
- Chain free sale



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