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Putting your home on the map

**Bekelege Drive,
Beacon, Camborne,**

**£225,000
Freehold**





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Property Introduction

Located within the village of Beacon on the outskirts of Camborne is this link-detached bungalow being offered for sale with vacant possession.

Being situated at the beginning of a cul-de-sac, the property benefits from uPVC double glazed windows and doors along with a gas fired central heating system with a recently installed new gas boiler. Upon entering the bungalow a hallway gives access to an open plan living space incorporating a lounge/diner with kitchen with the additional accommodation comprising of a sunroom, two bedrooms, wet room and access off the hallway to an integral garage.

Externally to the front are parking facilities on the driveway with access to the single garage whilst a recently erected fence and pedestrian gateway give access into the gardens, the front being laid to lawn with pathway giving access to the rear garden with a small lawn and a useful storage shed.

Location

The village of Beacon offers local amenities with a wider range of shops being represented in the historic town of Camborne known for its mining heritage and close proximity to the main A30 trunk road, therefore making travelling to other parts of the county that much easier.

The cathedral city of Truro is approximately seventeen miles distant being the main centre in Cornwall for business and commerce and is home to the cathedral, museum and Hall for Cornwall located on the piazza, making the city a popular destination for locals and visitors. Both north and south coasts are within a reasonable travelling distance, the north popular for surfers and the nearby beaches of Porthtowan, Portreath and Perranporth, whilst the south the more sheltered coastline is popular for sailing and watersports such as paddleboarding and kayaking.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE HALLWAY

Radiator. Access to loft (being boarded with electric light). Access to:-

OPEN PLAN LIVING AREA

LOUNGE/DINER 20' 0" x 9' 8" (6.09m x 2.94m)

uPVC double glazed window, radiator. Double uPVC doors giving access to the sunroom.

KITCHEN 9' 5" x 7' 3" (2.87m x 2.21m)

Double glazed window, single stainless steel sink unit with mixer tap. Good range of base and wall mounted storage cupboards. Range of work surfaces, built-in cooker, gas hob with stainless steel extractor over. Part tiled walls.

SUNROOM 9' 2" x 5' 1" (2.79m x 1.55m)

Double glazed doors to exterior. Tiled floor.

BEDROOM ONE 10' 8" x 10' 4" (3.25m x 3.15m)

Double glazed window. Radiator.

BEDROOM TWO 10' 3" x 8' 8" (3.12m x 2.64m)

Double glazed window. Radiator.

WET ROOM

Double glazed window. Close coupled WC, pedestal wash hand basin and heated towel rail. Extractor fan, wall light/shaver point.

OUTSIDE FRONT

The property is approached via a pedestrian gateway with a lawned front garden and paved pathway with gravelled section to the side leading to the front door. From there a further gateway gives access to the:-

REAR GARDEN

Laid to grass with a raised bank and access to a useful storage shed.

PARKING

To the front a driveway offers parking facilities for two small vehicles or one large vehicle and provides access to the:-

SINGLE GARAGE 15' 5" x 8' 5" (4.70m x 2.56m)

Single up and over door. Electric light and power points connected. Also houses the recently installed gas boiler.

SERVICES

Mains drainage, mains water, mains electric and mains gas.

AGENT'S NOTE

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

DIRECTIONS

From the level crossing at Camborne, proceed along Trevu Road taking you into Fore Street then feeding into Pendarves Street where Bekelege Drive is situated on the left hand side and a MAP For Sale board has been erected for identification purposes. If using What3words:- originals.claps.investor

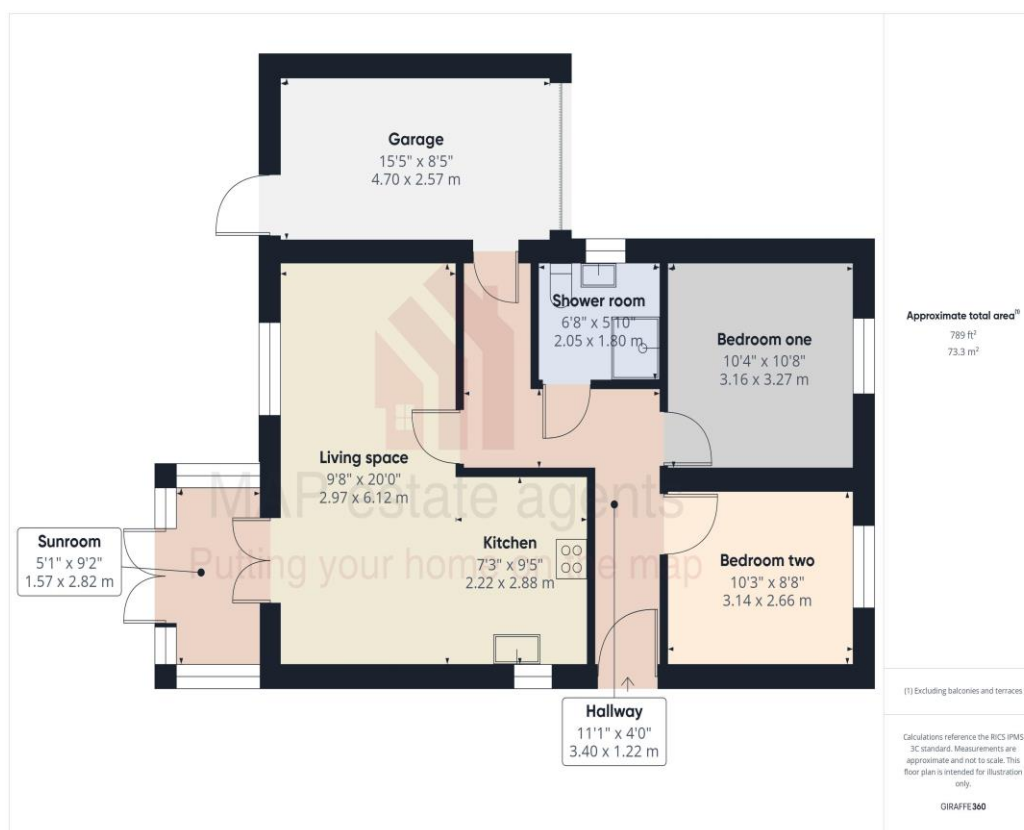


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- A link-detached bungalow
- Two bedrooms
- Wet room
- Open plan living/lounge/dining/ kitchen space
- Sunroom
- uPVC double glazed windows
- Gas fired central heating system
- Offered for sale with vacant possession
- Integral garage plus driveway parking
- Ideal location for local amenities and transport links



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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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