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**Trethannas Gardens,
Praze, Camborne**

**£315,000
Freehold**





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Property Introduction

Situated within the popular Trethannas Gardens, this link-detached family home is being offered for sale with the advantage of vacant possession.

Situated within a cul-de-sac location within the development, the accommodation comprises of an entrance porch, a lounge and a kitchen/diner, whilst to the first floor are three bedrooms along with a family bathroom. Throughout, there are uPVC double glazed windows and doors along with an electric heating system.

To the front of the property are parking facilities for two to three cars with a driveway leading to the single garage. The front garden has a small lawn together with a range of shrubs and trees, while to the rear is a paved patio with raised decking, external water supply and pedestrian door accessing the garage.

Location

Praze can be found approximately three miles from the town of Camborne, while locally, amenities within the village include a Public House, doctor's surgery, village shop and a junior school. A number of walks are also on the doorstep along with the Clowance Estate with its 97 acres of gardens, lakeside restaurant being open to the public. A wider range of shops and amenities are located in Camborne itself along with a mainline railway station to London Paddington and the north of England.

The main A30 trunk road is easily accessible making travelling to other parts of the county that much easier with the Cathedral of Truro being approximately twenty miles distant being the main centre in Cornwall for business and commerce. Both north and south coasts are also within a reasonable travelling distance - the north popular for its surfing beaches found at Porthtowan, Portreath and Perranporth, while the south coast is renowned for its sheltered coves being popular for sailing, kayaking and paddleboarding.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE PORCH

Boxed electric meters. Access to:-

LOUNGE 15' 3" x 14' 1" (4.64m x 4.29m) maximum measurements including staircase

Double glazed window to the front. Electric wall heater, staircase to first floor, open fireplace with slate hearth and recess with shelving. Archway leading to:-

KITCHEN/DINER 15' 5" x 9' 2" (4.70m x 2.79m)

Two double glazed windows to the rear with double glazed door to the outside. Stainless steel single drainer sink unit with mixer tap, range of base and wall mounted storage cupboards, three-drawer storage unit, large oven with stainless steel extractor fan, range of working surfaces, splashbacks, plumbing for automatic washing machine and electric wall heater.

Returning to lounge, stairs to:-

FIRST FLOOR LANDING

Access to loft and storage cupboard with water heater. Access to:-

BEDROOM ONE 15' 3" x 7' 4" (4.64m x 2.23m) maximum measurements into recess

Two double glazed windows and electric wall heater.

BEDROOM TWO 9' 2" x 8' 2" (2.79m x 2.49m) maximum measurements

Double glazed window to the rear and electric wall heater.

BEDROOM THREE 9' 2" x 6' 10" (2.79m x 2.08m) maximum measurements

Double glazed window to the rear and electric wall heater.

BATHROOM

Panelled bath with electric shower over and shower screen, close coupled WC, pedestal wash hand basin, mosaic tiled wall and wall storage cabinet.

OUTSIDE FRONT

Immediately to the front of the property is an area of garden laid to lawn with a variety of shrubs and both palm trees and conifer trees. A driveway offers parking facilities for two to three vehicles and gives access to:-

GARAGE 15' 11" x 8' 10" (4.85m x 2.69m)

Single up-and-over door and with power connected along with automatic washing machine and a pedestrian doorway to:-

REAR GARDEN

The rear garden has a raised patio with a raised decking all enclosed with a Cornish stone wall and fencing.

SERVICES

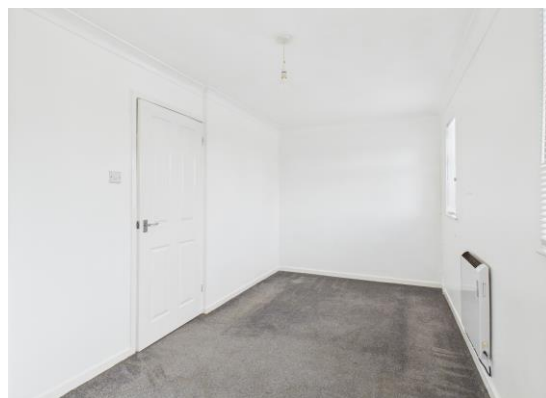
Mains drainage, mains water and mains electricity.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

Proceeding into Praze on the B3303, just after the St Albans Arms on your right-hand side, turn left onto the B3280 taking the next turning on the left-hand side into Trethannas Gardens. Continue along up the hill where the property will be identified on the right-hand side. If using What3words: avid.ratty.serious

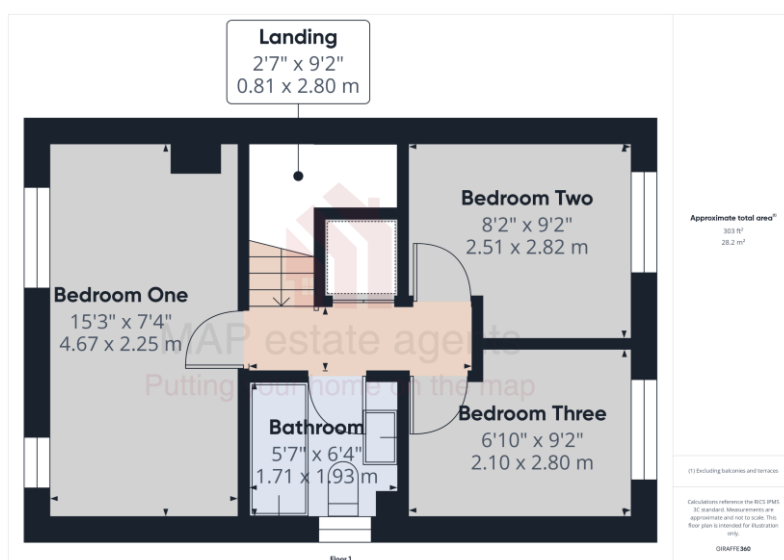


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A modern link-detached family home
- Three bedrooms
- Lounge with open fireplace
- Entrance porch
- uPVC double glazed windows and doors
- Electric heating system
- Enclosed rear garden
- Garage plus driveway parking
- Cul-de-sac position within the development
- Offered for sale with vacant possession



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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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