



Pentalek Road  
Camborne  
TR14 7RQ

Asking Price £399,950

- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- NO ONWARD CHAIN
- REFURBISHED THROUGHOUT
- BRAND NEW KITCHEN WITH INTEGRATED APPLIANCES
- TRIPLE ASPECT LIVING ROOM



Tenure - Freehold

Council Tax Band - D

Floor Area - 1090.00 sq ft



### Property Description

Offered for sale with no onward chain is this detached bungalow, situated in the highly sought after Pentalek Road in the Mount Pleasant area of Camborne. The bungalow has been subject to refurbishment throughout to create a beautiful light and airy property ready to move in. The accommodation comprises an entrance hall with lots of storage, triple aspect living room, brand new kitchen/dining room with integrated appliances including fridge, freezer, washing machine, oven, hob an extractor hood, three good sized bedrooms, brand new shower suite and separate W.C. Outside, a long driveway and garage provides off road parking with low maintenance gardens to three sides.

Living Room 4.80m x 3.81m (15'8" x 12'6")

Kitchen/Dining Room L-shaped 6.97m x 4.23m (22'10" x 13'10" )

Bedroom One 3.81m x 3.71m (12'5" x 12'2")

Bedroom Two 3.61m x 2.69m (11'10" x 8'9")

Bedroom Three 3.30m x 2.90m (10'9" x 9'6")

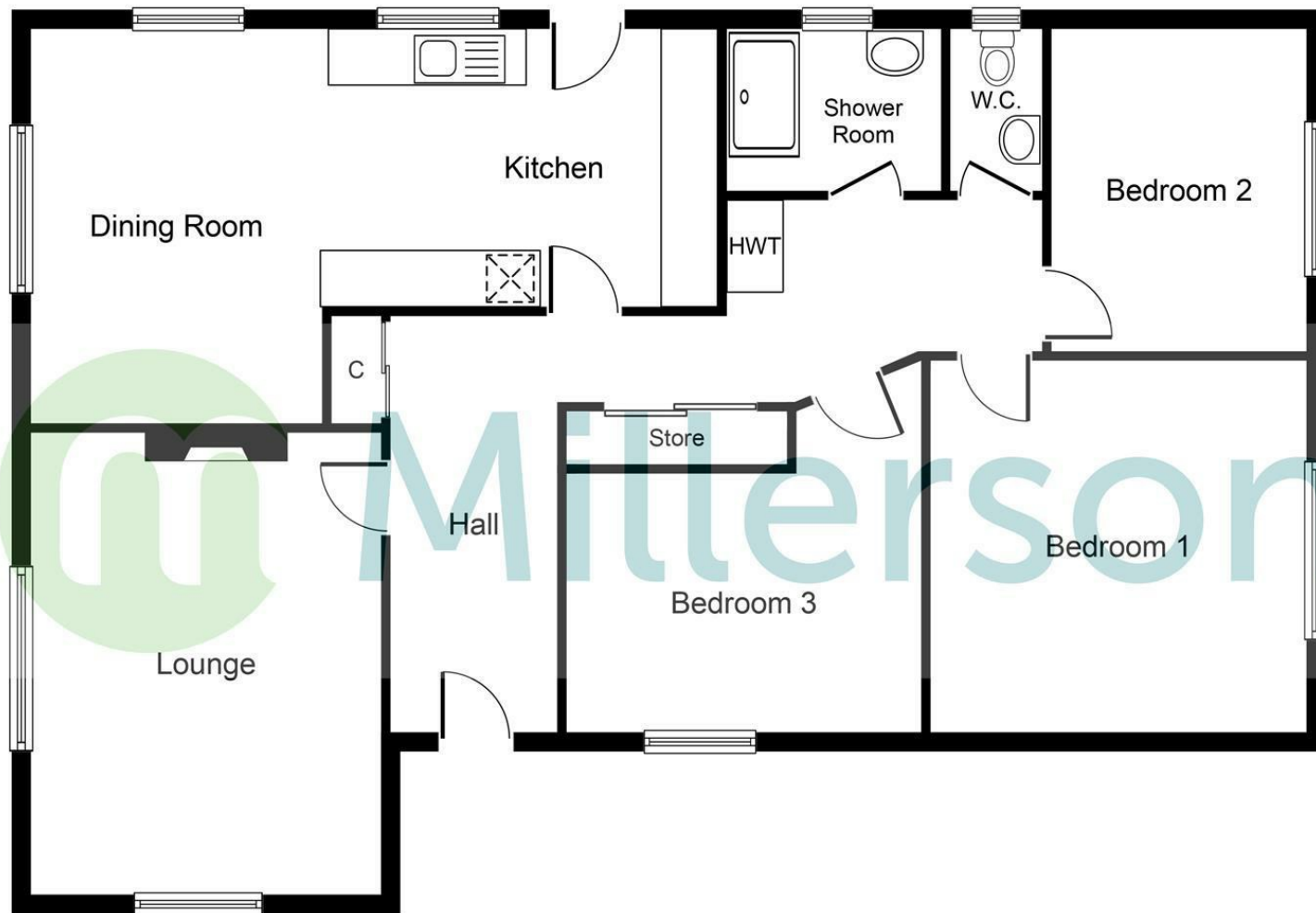
Shower Room 1.80m x 1.80m (5'10" x 5'10")

### Services

Mains electricity, water and drainage (however we have not verified connections).

Council Tax Band D





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
 Copyright V360 Ltd 2023 | www.houseviz.com

## Directions To Property

From Camborne Town head towards the train station proceeding over the level crossing turning right onto Mount Pleasant Road. Take the first left into Pentalek Road where the bungalow can be found on your left hand side.

## Contact Us

Millerson Estate Agents  
 29 Commercial Street  
 Camborne  
 Cornwall  
 TR14 8JX  
 E: camborne@millerson.com  
 T: 01209 612255  
 www.millerson.com

## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

