



Tehidy Road
Camborne
TR14 8TA

Asking Price £345,000

- THREE BEDROOM SEMI DETACHED HOME
- SUBSTANTIAL PLOT
- POTENTIAL FOR EXTENSION/DEVELOPMENT
- GREAT LOCATION
- GATED DRIVEWAY AND GARAGE
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN



Tenure - Freehold

Council Tax Band - C

Floor Area - 1293.80 sq ft



PROPERTY DESCRIPTION

A fantastic opportunity to purchase a semi detached period home occupying a substantial plot on the popular Tehidy Road. The plot offers potential, subject to necessary permissions, to extend the home or development for an additional dwelling. The house enjoys spacious accommodation in need of refurbishment and comprises a wide and welcoming entrance hall, two good sized reception rooms, kitchen, side porch, ground floor bathroom and three first floor bedrooms. The gardens are level, enclosed and have been well maintained and include a long driveway, garage greenhouse and coalhouse/shed. Sold with no onward chain, viewing is highly recommended to appreciate the potential on offer.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

uPVC door into:

ENTRANCE HALL

A wide entrance hall with staircase leading to the first floor, night storage heater, doors to lounge, dining room and kitchen.

LOUNGE

13'11" x 13'1" (4.26m x 4m)

Double glazed window, open fireplace with tiled surround, decorative cornice and ceiling rose, night storage heater.

DINING ROOM

12'5" 11'10" (3.8m 3.61m)

Open fireplace with slate surround, double glazed window, night storage heater.

KITCHEN

11'11" x 10'2" (3.65m x 3.12m)

A range of fitted base and wall units, granite effect worksurfaces with tiled splash backs, stainless steel sink with mixer tap and drainer, tiled effect flooring, spaces for white goods and oven, double window, obscure double glazed door to side porch and door into bathroom.

PORCH

Triple aspect double glazing with obscure double glazed door to garden, exposed brick walls, tiled floor.

BATHROOM

A three piece bathroom suite comprising bath with electric shower over and tiled surround, W.C and hand basin, half tiled walls, obscure double glazed window, cupboard housing immersion water heater.

FIRST FLOOR

LANDING

Double glazed window, night storage heater, doors to bedrooms.

BEDROOM ONE

13'8" x 11'8" (4.17m x 3.56m)

A large double bedroom with double glazed window.

BEDROOM TWO

13'0" > 7'0" x 12'3" > 7'6" (3.98m > 2.14m x 3.74m > 2.3m)

An L-shaped second double bedroom with double glazed window.

BEDROOM THREE

13'8" x 7'0" (4.17m x 2.15m)

A large single room with double glazed window.

OUTSIDE

The property is approached through a pedestrian gate with attractive Granite shaped pillars into and enclosed front garden. The front garden is mainly laid to lawn with well maintained and mature hedging. To the side are double vehicular gates also with granite pillars opening onto a long driveway and leads to a garage. The main garden to the property is to the side and enjoys two lawned areas, mature hedging, patio area, greenhouse and a coal house/shed.

The garden is a superb addition to the home and gives scope to either extend the home further or the possibility to offer a building plot, subject to necessary planning permissions.



GARAGE

16'1" x 8'9" (4.91m x 2.67m)

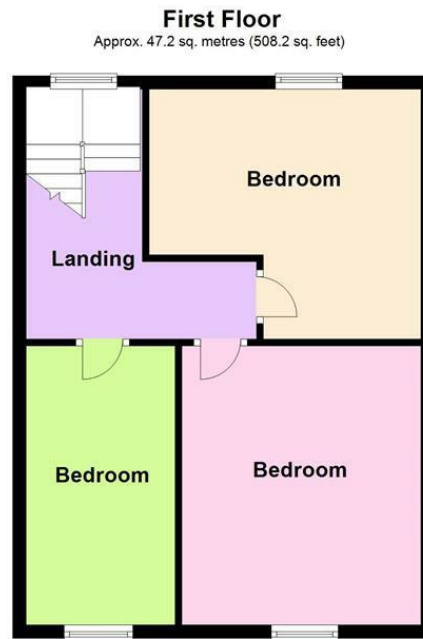
Double vehicular doors and glazed window.

SERVICES

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

Council Tax Band





Total area: approx. 120.2 sq. metres (1293.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		16	76
England & Wales		EU Directive 2002/91/EC	

Contact Us

Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

Valuation Request

