



Fore Street  
Beacon  
TR14 7SE

Offers In The Region Of  
£215,000

- BEAUTIFUL TERRACED COTTAGE
- CENTRAL VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- SUNNY ENCLOSED GARDEN
- LOUNGE, KITCHEN AND DINING ROOM
- BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- POTENTIAL 5.3% RENTAL YIELD



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 796.52 sq ft



### PROPERTY DESCRIPTION

Situated in the heart of Beacon village is the beautifully presented, terraced cottage boasting a delightful garden and off road parking. The accommodation is light and airy throughout comprising a comfortable lounge, modern kitchen, dining area opening on to the garden, three piece bathroom and two large double bedrooms. Outside, there is a gravelled driveway to the front whilst the rear enjoys a southerly facing, sunny enclosed garden with decked patio, lawn and block shed. The property is perfect for a young family as it backs onto a childrens play park and an adjoining field ideal for dog walking. Other benefits include double glazing and gas central heating.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

uPVC double glazed door into:

#### LOUNGE

11'8" x 11'0" (3.57m x 3.37m )

Double glazed window, radiator, sky and television points, glazed double doors into:

#### KITCHEN

11'5" x 8'0" (3.48m x 2.46m)

A good sized modern kitchen with a range of gloss finish base and wall units, wood effect worksurfaces with gloss tiled splash backs, integrated electric oven, hob and extractor, stainless steel sink with mixer tap and drainer, spaces for fridge/freezer and washing machine, tiled floor, inset lighting, under stairs storage cupboard, open though to:

#### DINING ROOM

11'6" x 8'0" (3.52 x 2.46m )

A superb dining space with double glazed patio doors leading onto the rear garden, tiled floor, inset lighting, radiator, two storage cupboards one housing 'Worcester' combination boiler, door into:

### BATHROOM

A white three piece bathroom suite comprising bath with electric shower over and tiled surround, hand basin with tiled splash back and W.C, heated towel rail, inset lighting, obscure double glazed window

### FIRST FLOOR

#### BEDROOM ONE

11'11" x 11'1" (3.65m x 3.39m )

A large master bedroom with double glazed window, radiator, loft access hatch.

#### BEDROOM TWO

11'11" x 8'8" (3.65m x 2.66m )

A second double bedroom with double glazed window and radiator.

### OUTSIDE

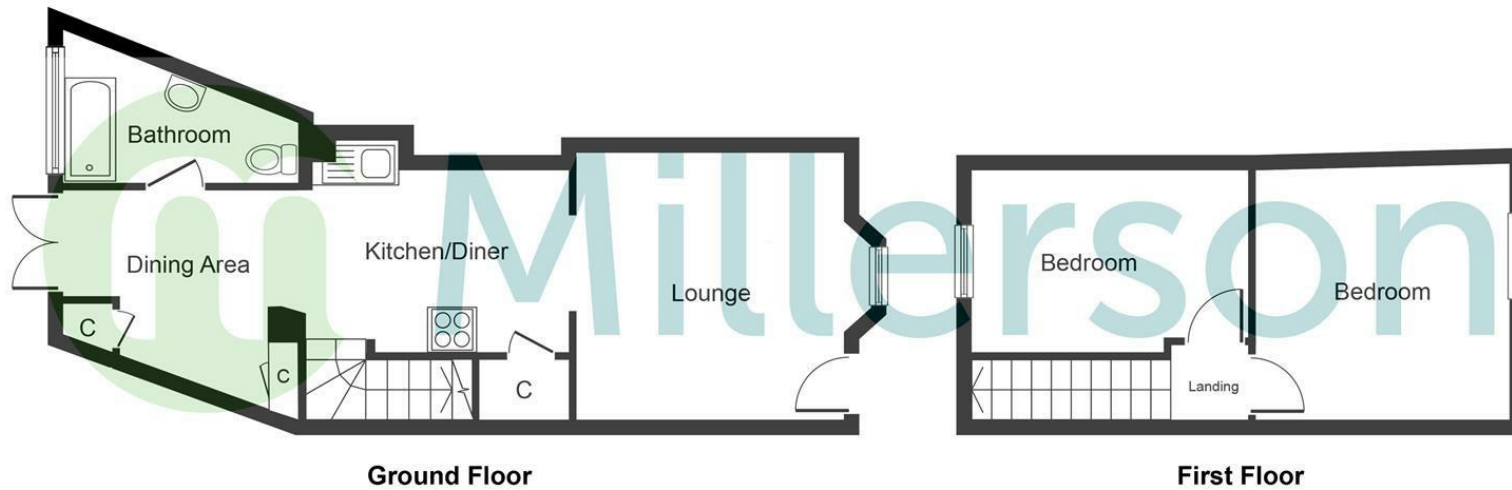
The property is nicely set back from the road and approached over a gravelled driveway providing off road parking. The rear enjoys a delightful enclosed garden with a southerly aspect. Boasting all day sun, a lovely decked patio leads onto a good sized level lawn and a useful 11'5" x 6'0" block tool shed. There is a pedestrian gate for external access which passes though the neighbouring home out onto Tolcarne Road. Beyond the garden is a childrens play park and open green space perfect for families and dog walking.

### SERVICES

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

Council Tax band A





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### Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

