



Rosewarne Mews  
Tehidy Road  
Camborne  
TR14 8LN

Offers In The Region Of  
£200,000

- GRANITE BUNGALOW
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- LOUNGE
- KITCHEN AND UTILITY
- MODERN SHOWER ROOM
- OFF ROAD PARKING
- QUIET LOCATION
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - B

Floor Area - 677.10 sq ft



#### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this end of terrace, granite bungalow situated in a unique tucked away position, in an historic part of the outskirts of Camborne, yet still within easy reach of the town centre. The accommodation comprises a conservatory style porch, lounge, kitchen, utility, two double bedrooms and modern shower room. Outside benefits from two driveways, a level plot incorporating a front paved courtyard and a sunny rear garden with lawn and patio. The property also benefits from double glazing and gas central heating.

#### ACCOMMODATION IN DETAIL

(All measurements are approximate)

##### ENTRANCE

Obscure double glazed door into:

##### ENTRANCE PORCH

A conservatory style porch with double glazed windows, slate tiled floor, radiator, door into:

##### LOUNGE

15'11" x 12'0" (4.86m x 3.67m )

A good sized lounge with feature fireplace and electric fire, double glazed window, radiator, storage cupboard, doors to bedrooms, kitchen and utility.

##### KITCHEN

11'0" x 6'6" (3.37m x 2m)

A range of matching base and wall units, work surfaces with tiled splash back, stainless steel sink with mixer tap and drainer, spaces for washing machine, fridge/freezer and oven, tiled floor, double glazed window, cupboard housing 'Worcester' combination boiler.

##### UTILITY

Spaces for washing machine and tumble dryer, tiled floor, fitted work surface, radiator, double glazed window and obscure double glazed door to garden, door into shower room.

##### SHOWER ROOM

An upgraded shower suite comprising shower cubicle, W.C and hand basin with fitted cupboard, chrome effect heated towel rail, radiator, tiled floor, tiled walls, obscure double glazed window, extractor fan.

##### BEDROOM ONE

11'1" including wardrobe x 9'1" (3.38m including wardrobe x 2.79m )  
Double glazed window, radiator, parquet flooring.

##### BEDROOM TWO

11'8" x 8'11" (3.57m x 2.72m )

Double glazed window, radiator.

##### OUTSIDE

The property sits at the end of a quiet lane onto a tarmac driveway with a second parking space adjacent to the front courtyard. The front is laid to slate paving whilst the rear enjoys a combination of both lawn and paving along with a useful tool shed.

##### MATERIAL INFORMATION

Council tax band: B

Council tax annual charge: £1727.74 a year (£143.98 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Allocated, Driveway, Off Street, and Private



Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Ground Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



Total area: approx. 62.9 sq. metres (677.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>61</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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Valuation Request



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