



Tregrea Estate  
Camborne  
TR14 7ST

Offers In Excess Of  
£250,000

- DETACHED BUNGALOW
- EDGE OF VILLAGE LOCATION
- QUIET CUL DE SAC
- TWO BEDROOMS
- AMPLE PARKING
- GARAGE/WORKSHOP
- ENCLOSED LOW MAINTENANCE GARDEN



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 599.00 sq ft



### PROPERTY DESCRIPTION

Situated in a quiet Cul De Sac on the outskirts of Beacon Village is this detached bungalow offering plenty of parking and a low maintenance plot. The accommodation comprises an entrance hall, lounge, kitchen, a useful utility/airing cupboard, two bedrooms and bathroom. The drive provides parking for 5-6 cars along with a garage/workshop. Other benefits include double glazing and gas central heating.

### ACCOMMODATION IN DETAIL

(Accommodation In Detail)

#### ENTRANCE

uPVC double glazed obscured door opening into:

#### ENTRANCE HALL

Doors opening into living room, bedrooms, kitchen, bathroom and airing cupboard/utility, loft access, wall mounted radiator.

#### LIVING ROOM

16'4" m x 9'3" (4.98 m x 2.83m)

A spacious living room with coal effect gas fireplace with polished granite hearth with mantle and surround. UPVC double glazed picture, window to front elevation radiator. Range of built-in cupboard units.

#### KITCHEN

10'4" x 8'5" (3.17m x 2.59m)

A light kitchen with laminate flooring, a range of floor standing and wall mounted cupboard and drawer units with timber work surfaces over. One a half bowl stainless steel sink unit with drainer board and mixer tap over. uPVC window to rear elevation. uPVC double glazed door to rear elevation. Space for oven with extractor fan over. Wall mounted radiator. Space for fridge/freezer.

#### BEDROOM ONE

10'11" x 10'0" (3.34m x 3.07m)

As spacious double bedroom with uPVC double glazed picture window to rear elevation. Wall mounted radiator.

#### BEDROOM TWO

8'7" x 8'1" (2.62m x 2.48m )

uPVC double window to front elevation. Built-in double wardrobe. Wall mounted radiator.

#### BATHROOM

A white suite with panelled bath with Myra electric shower over. Pedestal wash basin with tiled splash back. Low level WC. Wall mounted

radiator. Wall mounted towel rail. uPVC double glazed obscure window to side elevation. LED spotlights. Extractor fan. Tile effect floor, mosaic tile effect wallpaper with low maintenance panelling around the bath area.

#### UTILITY/AIRING CUPBOARD

Extremely useful room housing a wall mounted Baxi combination boiler. Space and plumbing for washing machine and tumble dryer. Wall mounted shelving units.

#### OUTSIDE

To the front of the property there is excellent parking provision for 5 to 6 vehicles with the front garden having been brick paved to provide extra parking space. There is access to one side of the property and generous gated pedestrian access to the other.

The rear garden is of low maintenance design and is accessed by both sides of the property via pedestrian gates. The garden is very very private and enjoys a sunny aspect. It is predominantly granite chipped with a brick paved pathway to the side which leads around to a side access into the garage/workshop. There is also an approximately 3.6 m x 2.35 m timber garden shed

#### GARAGE/WORKSHOP

17'0" x 14'10" l-shaped (5.19m x 4.53m l-shaped)

A fantastic workshop area with electrically operated upper garage door to front along with electrically operated up over and door to rear. There is a range of workshops shelving and wall mounted cupboard units.

#### MATERIAL INFORMATION

Verified Material Information

Asking price: Sale by tender £260,000

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 2 bedrooms

Electricity supply: Mains electricity

Solar Panels: No

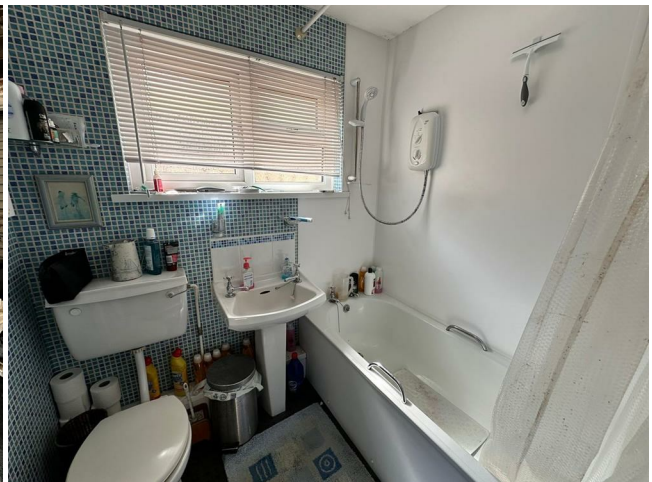
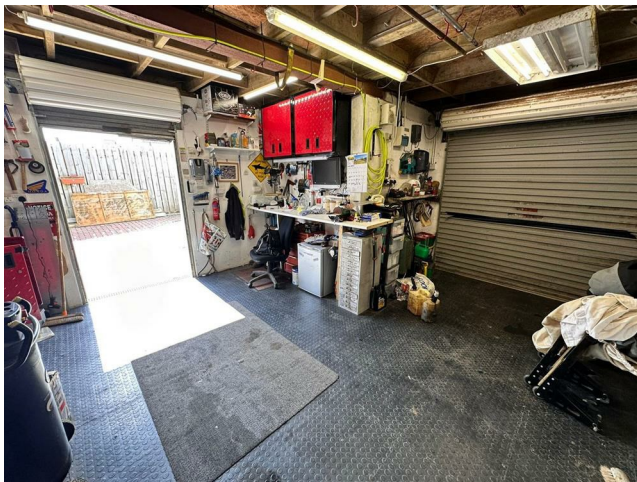
Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

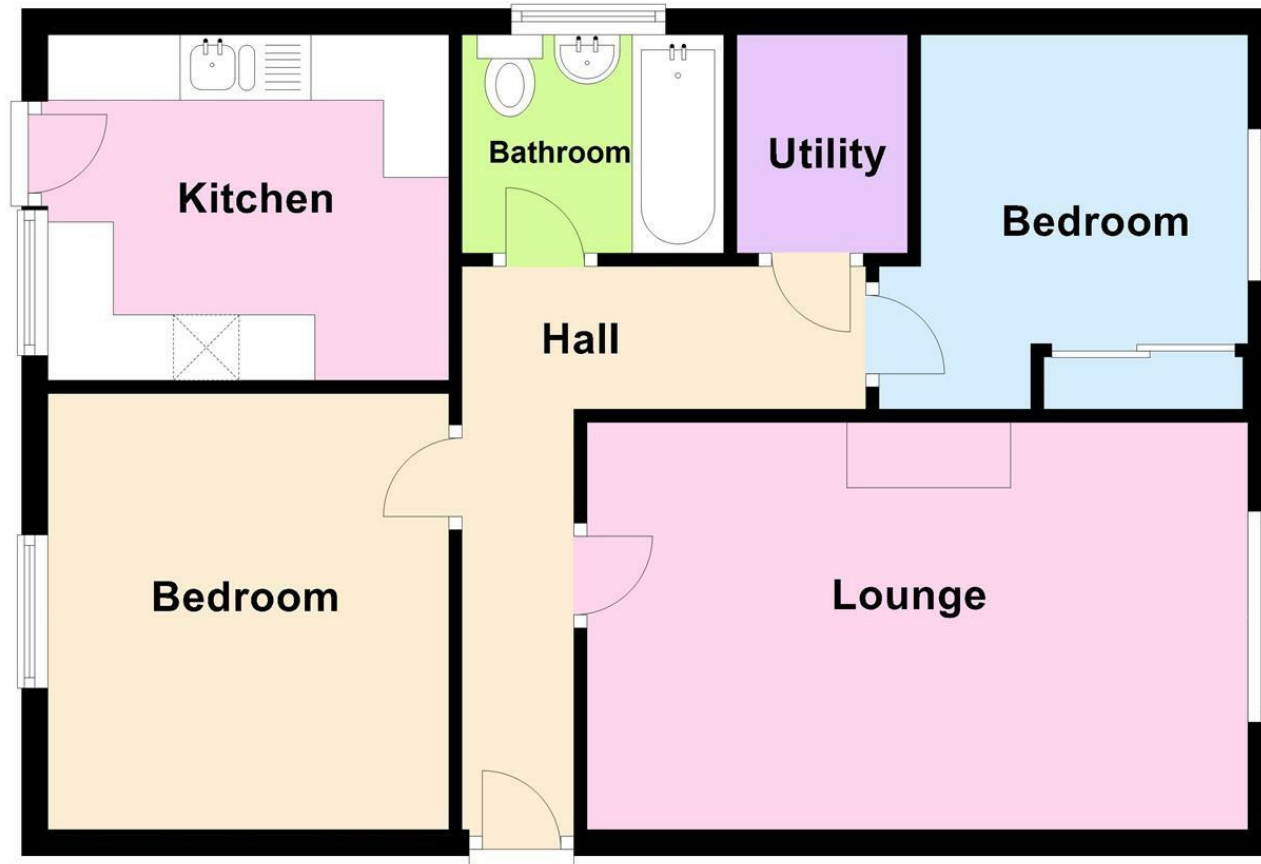


Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Driveway and Garage  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - 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: None  
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. 55.6 sq. metres (599.0 sq. feet)



Total area: approx. 55.6 sq. metres (599.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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	

## Directions To Property

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## Valuation Request



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