

# Mount Pleasure

## Camborne

### TR14 7RR

Offers In Excess Of  
£400,000

- DETACHED 3 BEDROOM BUNGALOW
- SOUGHT AFTER LOCATION
  - CUL-DE-SAC LOCATION
- IMMACULATELY PRESENTED THROUGHOUT
- MASTER BEDROOM WITH EN-SUITE
  - DRIVEWAY
  - GARAGE
- SUNNY AND PRIVATE REAR GARDEN
  - SCAN QR CODE FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - D

Floor Area - 1007.00 sq ft



3



2



3



C69

### DESCRIPTION

A beautifully presented detached three Bedroom bungalow in a sought after location benefitting from spacious rooms, a lovely private garden and superb elevated countryside views. Pasadena is located in a small Cul-De-Sac within the popular Mount Pleasure development, situated on the outskirts of both Camborne and the popular village of Beacon. The current vendors have owned the property since construction in 1994 and have maintained the property wonderfully. Accommodation comprises of Living room, Separate Dining room, Kitchen, along with three bedrooms and Family Bathroom, including a superb Master Bedroom with En-suite shower room. Additionally, there's a versatile Study on the first floor, suitable for a range of uses. With pleasant private gardens, driveway and garage, this property offers a wonderful opportunity for anyone looking for a high quality home in a peaceful edge of village location.

### ENTRANCE

UPVC double glazed obscured stained glass door open into:

### ENTRANCE HALL

Oak effect laminate flooring. Recessed storage cupboard. Staircase to 1st floor. Radiator. Airing cupboard/storage cupboard. Doors opening into living room, kitchen, family bathroom and three ground floor bedrooms. Double glazed obscured door open into rear garden.

### LIVING ROOM

15'9" x 11'4" (4.815m x 3.468m)

A Lovely spacious and light living room with UPVC double glazed window to front elevation enjoying lovely far reaching countryside views. Radiator. Feature fireplace with polished stone hearth with coal effect gas fire with timber mantle and surround. Glazed obscured French doors opening into: dining room

### DINING ROOM

9'11" x 9'1" (3.042m x 2.772m)

UPVC double glazed picture window to front elevation enjoying countryside views. Radiator. Further glazed doors leading into:

### KITCHEN

9'0" x 8'11". (2.766m x 2.742m.)

A lovely kitchen with ceramic tile effect Vinyl flooring. A range of floor standing and wall mounted cupboard and drawer units with granite

effect roll top work surfaces over. One and a half bowl stainless steel sink unit with drainer board and mixer tap over. Tiled splash back to 2 sides. Bosch gas hob with extractor fan over. Integrated Bosch oven and grill. Integrated Bosch combination Microwave. Integrated AEG Washer/Dryer. Integrated dishwasher. Double glazed window to side elevation. Integrated fridge freezer.

### BEDROOM ONE

10'7" to built-in wardrobes by 9'10" (3.234m to built-in wardrobes by 3.017m)

A superb principal bedroom suite with UPVC double glazed picture window overlooking the rear garden. Radiator. Superb triple wardrobe with sliding doors running the length of the room. Door opening into:

### EN-SUITE SHOWER ROOM

8'10" m x 2'11" m (2.709 m x 0.904 m)

A lovely modern en-suite with oak effect laminate flooring. Shower cubicle with wall mounted electric shower over. Low level WC. Inset wash and basin with cupboard unit beneath. Radiator. UPVC double glazed obscured window to side elevation. Extractor fan.

### BEDROOM TWO

9'6" x 7'10" (2.911m x 2.388m)

A double bedroom, currently arranged as a single. UPVC double glazed window to side elevation. Radiator. Built-in double wardrobe.

### BEDROOM THREE

7'8" by 7'4" to built-in wardrobe (2.355m by 2.255m to built-in wardrobe)

Another spacious room with UPVC double glazed window overlooking the rear garden. Built-in triple wardrobe. Radiator.

### FAMILY BATHROOM

7'8" by 7'4" to built-in wardrobe (2.355m by 2.255m to built-in wardrobe)

A lovely bathroom suite with grey oak laminate flooring. Modern corner bath with hot and cold taps over. Low level WC. Wash hand basin with splashback and mirrored medicine cabinet above. UPVC double glazed window to side elevation. Extractor fan.

### FIRST FLOOR



### OFFICE/STUDY/PLAY ROOM

16'2" x 9'8". (4.934m x 2.968m.)

A superb addition to the property. A lovely spacious office room to the first floor with window to side elevation enjoying marvellous elevated countryside views. Corner workstation unit with storage facility. Further range of cupboard units the length of one wall. Eaves storage. Door opening into spacious eaves storage.

### OUTSIDE

The property is approached via a driveway to the side of the property providing parking for several vehicles. This driveway leads directly to the garage. To the front of the property there is a raised level Lawn with further raised dry stone wall with flowers to the border. There is gated pedestrian access to the right hand side of the property via a granite chip pathway which is bordered by level lawn further raised stone wall and timber fence.

### TO THE REAR

Accessed either via the driveway, to the right side of the property via pedestrian Gateway, or from the back door at the rear of the hallway, Pasadena benefits from a wonderfully private secluded and sheltered garden. There is a spacious stone paved low maintenance area perfectly suited to outside dining and barbecues. Three steps lead up to a lovely level lawn which is wall to 3 sides providing excellent levels of privacy. There is a raised planted border adding colour. Useful plastic garden shed and access to the garage.

### GARAGE

17'7" m x 8'7" m (5.372 m x 2.632 m)

Power and light. Up and over door. Wall mounted cupboards .

### MATERIAL INFORMATION

Verified Material Information Asking price: Offers in excess of £400,000 Council tax band: Council tax annual charge: £2342.54 a year (£195.21 a month) Tenure: Freehold Property type:







Mount Pleasure, Camborne, TR14 7RR

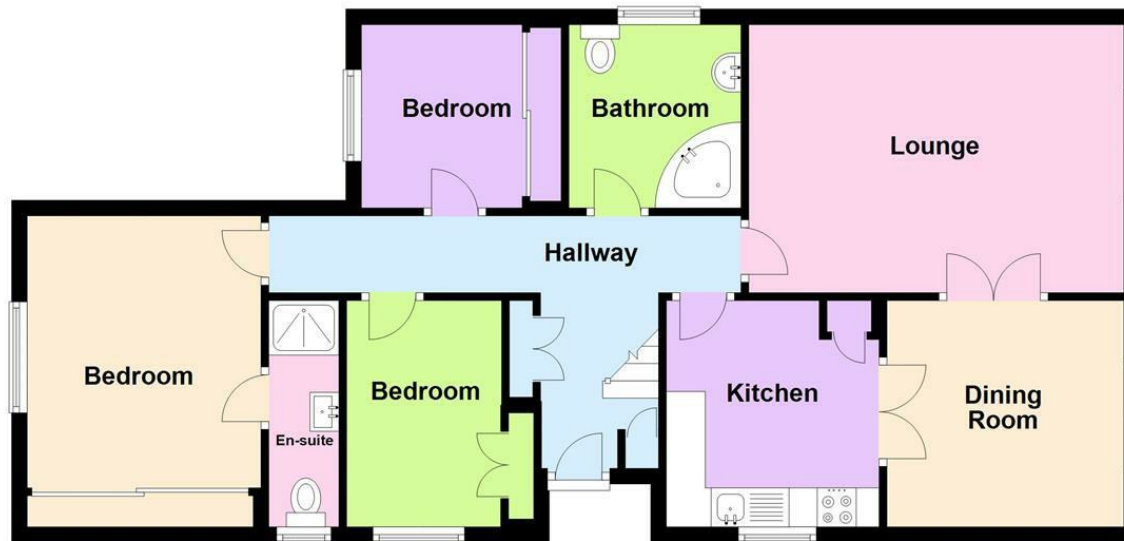


House Property construction: Standard form Number and types of room: 3 bedrooms, 2 bathrooms, 3 receptions Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply. Sewerage: Mains Heating: Central heating. Heating features: Double glazing 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: C All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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.



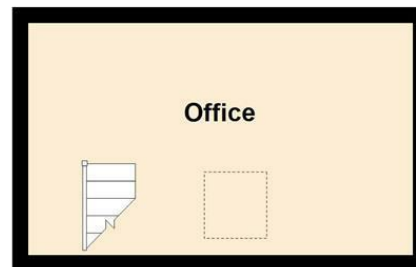
## Ground Floor

Approx. 78.8 sq. metres (848.4 sq. feet)



## First Floor

Approx. 14.7 sq. metres (158.1 sq. feet)



Total area: approx. 93.5 sq. metres (1006.5 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 83        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 69      |           |
| (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<br>EU Directive 2002/91/EC  |         |           |

## Contact Us

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