

Harefield Crescent

Camborne

TR14 8TL

£280,000

- THREE BEDROOM DETACHED BUNGALOW
- CONVENIENT LOCATION
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- ATTACHED SINGLE GARAGE
 - WELL PRESENTED THROUGHOUT
- GENEROUS GARDENS AND GROUNDS
 - SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 0.00 sq ft



3



1



2



D68

DESCRIPTION

A very well presented three bedroom detached bungalow set in generous gardens and grounds on the outskirts of Campbell. This well maintained detached property is conveniently located within walking distance of the town of Camborne yet set back in a tucked away location. Internally there is living room, dining room, kitchen, three bedrooms and family bathroom. Externally it was a good range of lawned and low maintenance stone chip gardens to front and rear along with an attached single garage and driveway parking for several vehicles. All all an excellent bungalow convenient location.

entrance

UPVC double glazed obscure door open into:

ENTRANCE HALL

Doors leading to living room, kitchen, all three bedrooms, family shower room and separate WC. Storage cupboard. Airing cupboard with shelving. Wall mounted radiator. Loft access.

LIVING ROOM/DINING ROOM

Two separate rooms with an open access between the two.

LIVING ROOM

14'0" x 11'4" (4.281m x 3.476m)

Lovely light room with UPVC double glazed picture window to front elevation. Radiator. Feature fireplace with gas fire with stone heart and surround. Access through to:

DINING ROOM

8'11" x 8'7" (2.739m x 2.626m)

Glazed window through to conservatory. Mounted radiator. Plenty of space for dining table and chairs. Door open through to:

KITCHEN

12'5" x 8'7" reducing to 7'1" (3.785m x 2.62m reducing to 2.16m)

A range OF floor standing and wall mounted cupboard and drawer units with granite effect works surfaces over. One bowl stainless steel sink unit with drainer board and mixer tap over. Space for oven with extractor fan over. Space and plumbing for washing machine. Tiled splashback to 3 sides. UPVC double glazed picture window to rear elevation.

CONSERVATORY/SUN ROOM

13'10" x 6'7" (4.218m x 2.010m)

A superb addition to the property. A generous conservatory with tiled flooring. UPVC double glazed windows to 3 sides. UPVC double glazed door opening into rear garden

BEDROOM ONE

11'10" m x 11'3" m (3.608 m x 3.430 m)

Generous double bedroom with UPVC double glazed picture window to front elevation. Built-in mirrored wardrobe. Wall mounted radiator.

BEDROOM TWO

11'9" reducing to 9'7" m x 9'8" (3.606m reducing to 2.936 m x 2.953m)

Another well proportioned double bedroom with UPVC double glazed picture window to front elevation. Radiator. Built-in wardrobe.

BEDROOM THREE

10'1" x 7'10". (3.076m x 2.411m.)

Another double bedroom, currently configured as a single. UPVC double glazed picture window to rear elevation. Radiator. Built-in wardrobe.

SHOWER ROOM

6'11" x 6'2" (2.131m x 1.894m)

A recently fully refurbished shower room presented superbly. Oak effect laminate flooring. Double sized shower cubicle with wall mounted Plumbed Thermostat controlled shower unit over. Part tiled to 4 wall. Insect wash hand basin with cupboard unit beneath. Radiator. Towel rail. UPVC double glazed obscure window to rear elevation.

W.C.

7'0" x 2'11". (2.136m x 0.892m.)

Another refurbished room with oak effect laminate flooring. Part tile 23 walls. Low-level WC. Inset wash handbasin with cupboard unit beneath. Radiator. UPVC double raised obscured window to rear elevation.

OUTSIDE

TO THE FRONT

To the front of the property there is a pedestrian gateway leading from the road which intern gives access via a stone pathway to the front door. To either side of this pathway there are two generous levels areas of level lawn boarded by and attractive range of shops and flowers to one side and low maintenance phone chippings to the other. To the left of the property as you face it with a delightful and mature side garden bursting with a wonderful array of shrubs, plants and flowers, intersected by granite chipped pathway which leads around the side of the property and gives access to the rear garden. Buyer open access. To the right hand side of the property, there's a further stone chipped area, leading to a Roth iron and pedestrian gate which gives access up to shallow steps into the rear garden parking area.

TO THE REAR

Access from the cul-de-sac to the rear of the property via wrought iron Double gate, there is direct vehicle access into the property with parking for up to 5 vehicles. This generous parking area also leads directly to the attached single garage. To all three boards of the parking area there is a raised shriver with a range of plants and flowers. Further steps leave down from the driveway giving access to the low maintenance rear garden which is predominantly stone chipped. A concrete base houses a generous outbuilding.

OUTBUILDING

4.685 m x 2.211 m approximate internal dimensions. This timber clad block built outbuilding has been subdivided into two useful sections.



The first room has a range of floor standing cupboards with worksurface over and further wall mounted shelving. The second room also benefits from wall mounted cupboard and shelving.

GARAGE

An attached single garage with up and over garage door. Power and light.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great

Parking: Garage, Driveway, Gated, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

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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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

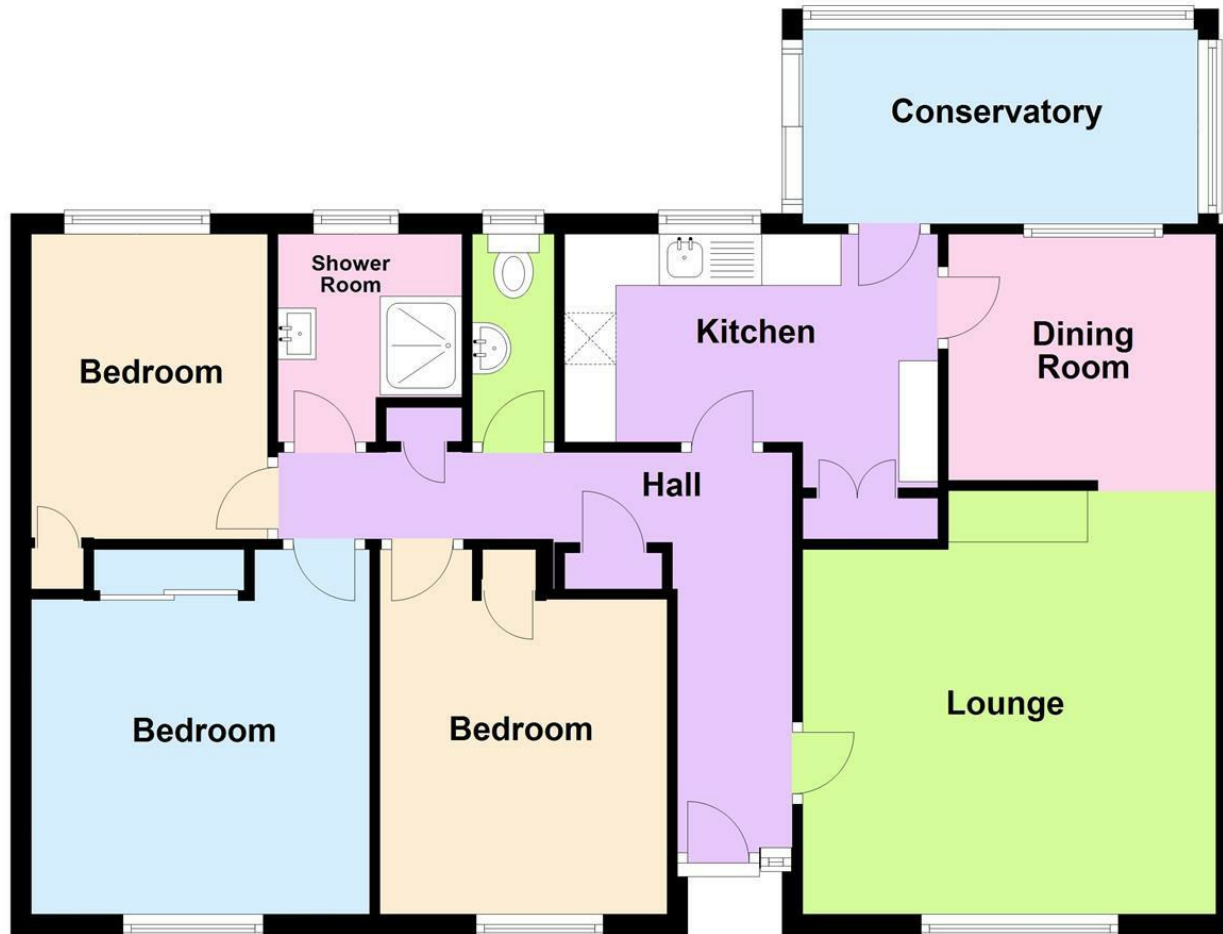
appropriate trade experts: builder, plumber, electrician, damp,

and timber expert



Ground Floor

Approx. 83.4 sq. metres (897.3 sq. feet)



Total area: approx. 83.4 sq. metres (897.3 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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