



Edward Street
Tuckingmill
Camborne
TR14 8PA

Asking Price £240,000

- BEAUTIFULLY PRESENTED
END OF TERRACE COTTAGE
 - THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN AND UTILITY
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- LARGE SUMMERHOUSE
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL
INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 947.22 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this beautifully presented end of terrace cottage situated on a quiet street on the outskirts of Camborne. The property offers spacious accommodation, briefly comprising a living room with wood burning stove and solid wood flooring, dining room, kitchen, utility room, three comfortable bedrooms and first floor bathroom. Outside, the rear enjoys a well kept enclosed garden with a useful 11' 3" x 9'6" insulated summerhouse, patio, lawn and raised flower beds. To the front there is plenty of on road parking available. Other benefits to this home include double glazing, gas central heating and is the perfect home for first time buyers or a growing family.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed uPVC door leading into:

LOUNGE

15'1" x 12'4" (4.6m x 3.78m)

A warm and welcoming living space that enjoys a feature fireplace with wood burning stove and slate hearth, double glazed window with wooden sill, radiator, beamed ceiling, TV point, wood flooring, step down to:

DINING ROOM

12'11" plus stairs x 8'8" (3.95m plus stairs x 2.65m)

A generous dining area which is partially open to the Kitchen and Utility, yet retains its own clearly defined space, feature cast iron fireplace, wood effect flooring, radiator, stairs to first floor with under stairs storage, opening into:

UTILITY

8'7" x 8'4" (2.62m x 2.55m)

A useful utility space boasting a range of overhead and undercounter units with wood effect work surfaces, spaces for a fridge/freezer and washing machine, wall mounted "Baxi" combi boiler, obscure double glazed door to the rear garden, double glazed window, wood effect vinyl flooring, open access through to:

KITCHEN

8'2" x 7'7" (2.5m x 2.32m)

A range of contrasting base and wall units with wood effect work surfaces, large dual fuel range style cooker with 8 ring gas hob and extractor hood over, sink with drainer, tiled splash backs, wood effect flooring, double glazed window.

FIRST FLOOR

LANDING

A split level landing with doors leading to all bedrooms and family bathroom, loft access hatch, over stairs storage cupboards.

BEDROOM ONE

12'4" x 8'5" (3.76m x 2.58m)

Double glazed window with fitted blinds, radiator.

BEDROOM TWO

10'3" x 8'7" (3.14m x 2.64m)

Double glazed window with fitted blinds, radiator.

BEDROOM THREE

9'3" x 7'8" (2.82m x 2.35m)

Double glazed window with fitted blinds, radiator.

BATHROOM

A three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin inset to fitted unit, half panelled walls, radiator, wood effect flooring, obscure double glazed window.

OUTSIDE

The rear enjoys a lovely enclosed garden with a paved patio, lawn recently installed fence panels and raised flower bed borders. There is also the huge benefit of large insulated summer house.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

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

Tenure: Freehold

Property type: House

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: Wood burner and Double glazing
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good
 Parking: On Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: Tuckingmill and Roskear Conservation Area
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area 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

First Floor

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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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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