



Bekelege Drive

Beacon

Camborne

TR14 7SN

Asking Price £240,000

- BEAUTIFUL LINK DETACHED BUNGALOW
- LIGHT AND AIRY OPEN PLAN LIVING SPACE
 - TWO BEDROOMS
 - MODERN KITCHEN
- DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING
 - SHOWER ROOM
 - LATERAL LIVING
- EDGE OF CUL DE SAC POSITON
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 633.00 sq ft



PROPERTY DESCRIPTION

Situated in the popular village of Beacon is this beautifully presented, link detached bungalow occupying an edge of Cul De Sac corner plot. The property is perfectly suited to a first time buyer or a purchaser looking for lateral living and low maintenance. The accommodation comprises a welcoming entrance hall way, a stunning, light and airy open plan living space with a modern fitted kitchen along with lounge and dining areas. two double bedrooms and a three piece shower room. Outside, a driveway and garage provide private off road parking with the gardens surrounding the property to three sides. The rear enjoys a private sunny patio area with lawn and a large raised flower bed. Other benefits to this home include double glazing, gas central heating and is perfectly positioned for local village amenities and bus routes.

ACCOMMODATION IN DETAIL

(All measurements re approximate)

ENTRANCE

Double glazed door into:

ENTRANCE HALL

A light and welcoming entrance hall with wood effect flooring, inset lighting, loft access hatch, doors to all rooms.

OPEN PLAN LIVING/KITCHEN/DINER

19'10" x 9'9" plus 9'5" x 7'3" (6.07m x 2.98m plus 2.89m x 2.21m)

A stunning open plan living space with clear living, dining and kitchen areas with dual aspect double glazed windows, double glazed patio doors to the rear garden, two radiators, inset lighting and wood effect flooring throughout. The kitchen is fitted with matching base and wall units with white stone effect worksurfaces, one and half bowl composite sink, integrated electric oven with gas hob and extractor hood, spaces for fridge and dishwasher.

BEDROOM ONE

10'10" x 10'5" (3.31m x 3.19m)

A comfortable double bedroom with double glazed window, radiator, wood effect flooring.

BEDROOM TWO

10'5" x 8'10" (3.19m x 2.7m)

A second double bedroom with double glazed window, radiator, wood effect flooring.

SHOWER ROOM

A three piece shower suite comprising double shower cubicle with easy clean stone effect surround, W.C and hand basin, heated towel rail, mosaic tile effect flooring, natural sky light, inset lighting.

OUTSIDE

The property sits on a corner plot on the edge of a Cul De Sac with a driveway and garage providing off road parking. The garden surrounds the property to three sides enclosed with fencing with a pedestrian gate giving access to the front whilst the rear enjoys a sunny patio area with a large raised bark chipped flower bed and small level lawn.

GARAGE

15'7" x 8'5" (4.76m x 2.59m)

up and over door, wall mounted combination boiler, space and plumbing for washing machine, light and power, roof storage space, pedestrian doors to rear garden and inner hall.

MATERIAL INFORMATION

Council tax band: B

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

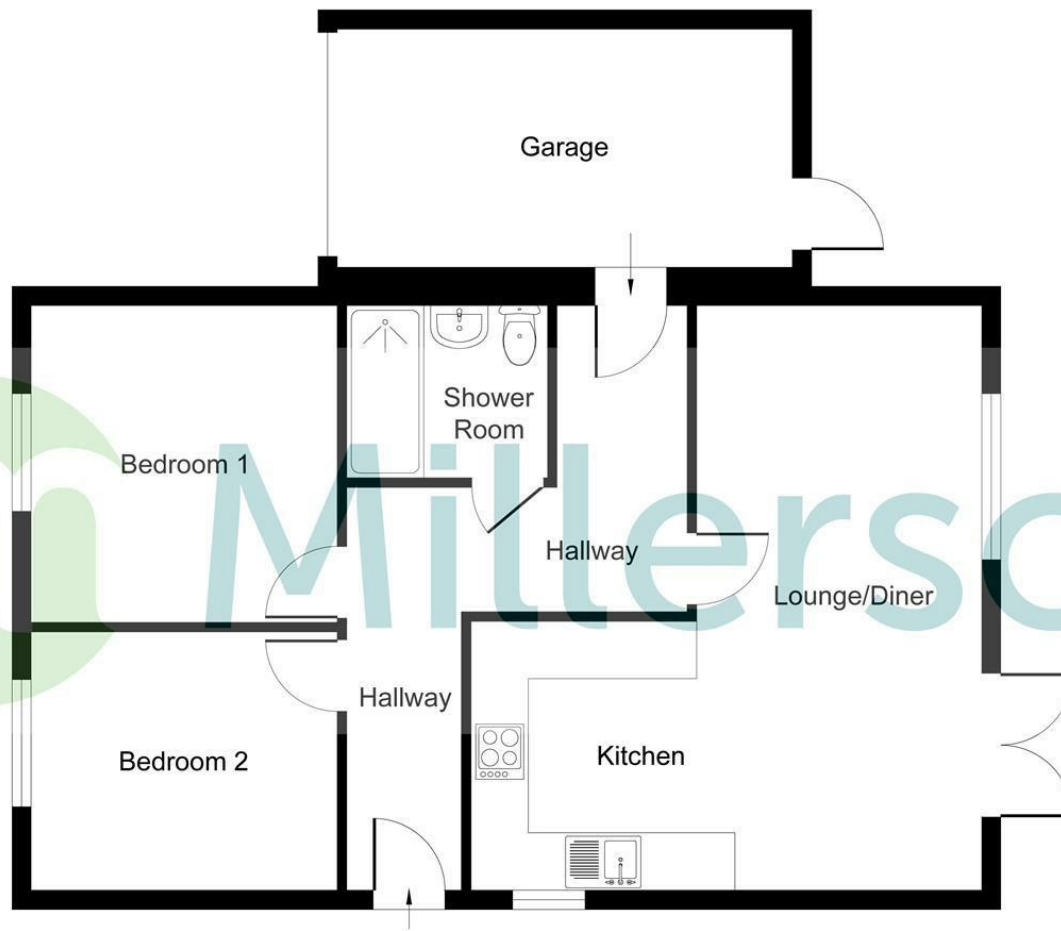


Parking: Driveway, On Street, Off Street, and Garage
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: Level access shower, Level access, and Lateral living
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C

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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.





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		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

Contact Us

Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

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