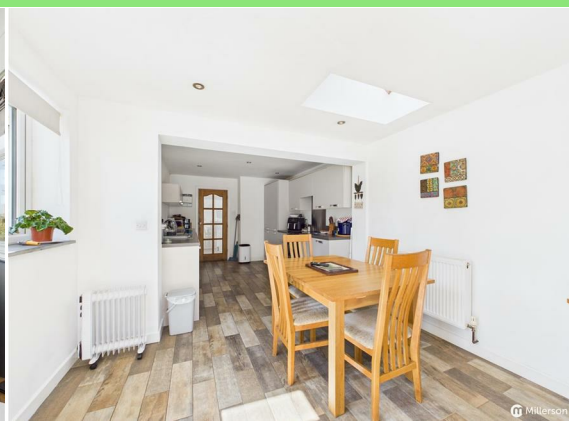
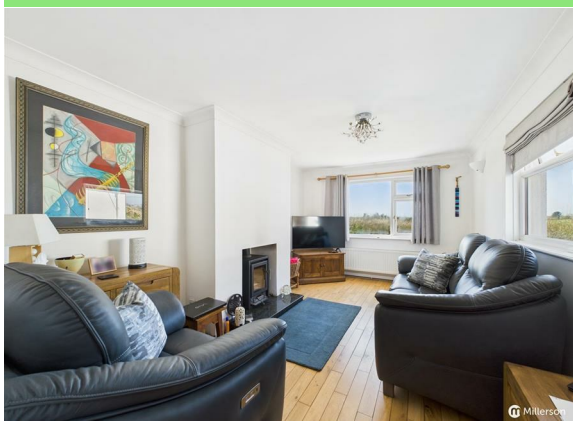




# Higher Penponds Road Higher Penponds Camborne

Asking Price £350,000

- LINK-DETACHED BUGALOW
- SOUGHT AFTER RURAL VILLAGE LOCATION
- GLORIOUS REAR GARDENS
  - ATTACHED GARAGE
  - HIGH QUALITY IMPROVEMENTS THROUGHOUT THE HOME
- LOVELY COUNTRYSIDE VIEWS
  - SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 797.00 sq ft



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#### DESCRIPTION

A superbly presented two bedroom detached bungalow in this sought after village location which benefits from a wealth of improvements by the current vendors over the years. Accommodation comprises of living room, an impressive and extended kitchen/dining room, two excellent double bedrooms and family shower room. Additionally, there is extensive outside space at the property including a stunning Back garden which enjoys views over open fields. To the front of the property there is a generous brick driveway which gives access into the attached single garage. All in all fabulously presented high-quality bungalow in an enviable position in this fabulous village location.

#### ENTRANCE

composite UPVC double glazed door opening into:

#### ENTRANCE HALL

A generous and light entrance hall with solid oak flooring. Door opening into cloaks cupboard with cloaks hanging space and shelving. Radiator. Loft access. Solid oak and oak glazed doors opening to living room, kitchen/dining room, both bedrooms and family shower room. LED downlights.

#### LIVING ROOM

15'11" x 9'11" (4.861m x 3.038m)

A stunning dual aspect living room with UPVC double glazed picture window to front elevation enjoying stunning countryside views. UPVC double glazed window to side elevation. Solid oak flooring throughout. Wall mounted radiator. Stovax Multi fuel burner on polished granite hearth.

#### KITCHEN/DINING ROOM

23'8" x 10'6" reducing to 9'10" m (overall measur ( 7.233m x 3.21m reducing to 3.002 m (overall measu)

A very spacious open plan kitchen/dining room with two clearly separate areas for both kitchen and dining.

#### KITCHEN AREA

12'1" x 9'10" (3.705m x 3m)

Oak effect ceramic tile flooring. A modern and recently installed range of floor standing and wall mounted cupboard and drawer units with polished wood effect Work surf aces over. Space for oven with extractor fan over. Space and plumbing for washing machine. One and a half bowl stainless steel sink unit with drainer board and mixer taps over. Integrated fridge freezer. Integrated dishwasher. LED spotlights over.

#### DINING AREA

10'7" x 10'5" (3.226m x 3.189m)

A stunning and spacious dual aspect room with UPVC double glazed window to rear elevation. UPVC double glazed window to side elevation. UPVC double glazed French doors leading out onto rear garden. Velux window over giving further natural light to the room. Wall mounted radiator. LED spotlights over.

#### BEDROOM ONE

12'3" x 9'10" 6'6" 16'4". (3.738m x 3.025m.)

A lovely light main bedroom with UPVC double glazed picture window to front elevation overlooking the lovely countryside beyond. Wall mounted radiator.

#### BEDROOM TWO

9'10" x 9'9" plus built-in wardrobes (3.009m x 2.996m plus built-in wardrobes)

Another double bedroom with UPVC double glazed window overlooking the rear garden. Wall mounted radiator. Two recessed cupboards with a range of shelving and hanging space.

#### SHOWER ROOM

10'1" m x 5'5" m (3.089 m x 1.676 m)

Tile slate flooring. Double sided low entry shower cubicle with plumbed shower unit over. Low level WC. Inset handbasin with cupboard unit beneath. Two UPVC double glazed obscured window to garden. Wall mounted radiator. Part tiled to three walls. Airing cupboard housing modern electrically fired boiler.

#### OUTSIDE

##### TO THE FRONT

The front of the property is accessed via a brick paved driveway providing parking for three vehicles with two in tandem and one to the side. There is a raised level lawn with a range of shrubs and plants enjoying superb countryside views. The driveway leads directly to the attached single garage.

##### TO THE REAR

Undoubtedly one of the main attractions of this lovely bungalow is the rear garden. Particularly spacious, the garden enjoys several tiered areas to enjoy. Initially with access from the kitchen via the French doors there's a pleasant brick paved terrace area offering plenty of shelter and seclusion. A set of stairs leads up to a generous almost level lawn with a further raised stone paved terrace area ideal for outside dining. There is a gated further level lawn section with a range of mature shrubs and plants which give access to another brick paved terraced area which enjoys plenty of sun and privacy. To the rear of the garden there is an approximately. 8' x 8' greenhouse with concrete base, and to the very rear of the garden there are two further block built out buildings.

#### OUTBUILDING ONE

12'7" x 11'5" (3.838m x 3.496m)

A superb workshop space which could be used for a variety of purposes. Concrete floor, UPVC double glazed window overlooking the garden and pedestrian door opening into garden.

#### OUTBUILDING TWO

A useful storage space for lawn mowers and gardening equipment. UPVC double glazed window overlooking garden. Timber glazed door overlooking the garden leading into the garden.



## GARAGE

14'11" x 8'3" (4.555m x 2.529m)

Single garage with up and over door. Power and light. Door door giving access to the rear garden.

## MATERIAL INFORMATION

Verified Material Information

Council tax band: C 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 and Wood burner

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, Off Street, Gated, and Private

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: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: F

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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.



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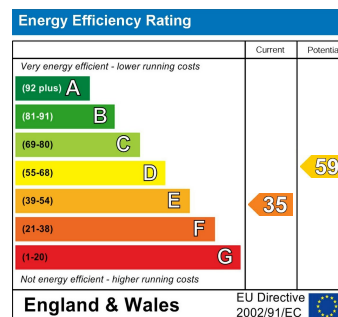
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