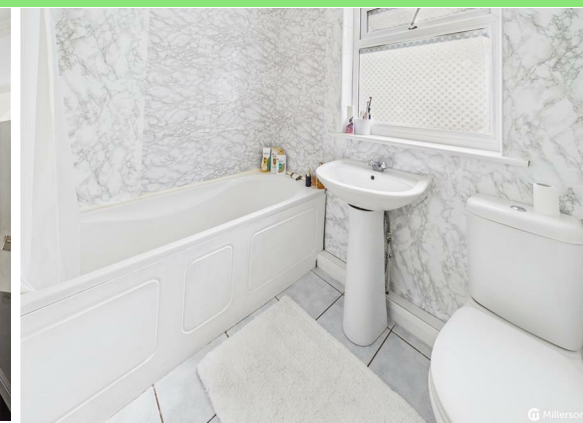




Tolcarne Road Beacon TR14 7SF

Asking Price £250,000

- MID TERRACED COTTAGE
- QUIET VILLAGE LOCATION WITH OPEN OUTLOOK
 - FOUR BEDROOMS
- BATHROOM AND SHOWER ROOM
 - LOUNGE WITH WOOD BURNER
 - KITCHEN/DINER
- ENCLOSED SUNNY GARDEN
 - OFF ROAD PARKING
 - GAS CENTRAL HEATING
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 1023.00 sq ft



4



2



1



D64

PROPERTY DESCRIPTION

Situated on a quiet road in the popular village of Beacon is this mid terraced character cottage overlooking the local cricket ground and recreation park. The property would benefit from some 'tlc' in areas however the accommodation is perfectly suited to a growing family offering an entrance porch, lounge with multi fuel burner, good sized kitchen/diner, rear lobby with access to a ground floor bathroom and a rear porch with utility space, four comfortable bedrooms and a first floor shower room. Outside, a driveway provides parking whilst the rear enjoys a well proportioned, south facing lawned garden. Other benefits include a combination of double and triple glazed windows and in the last 6 months there has been a new roof on the extension and a new gas central heating boiler.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE PORCH

Dual aspect double glazed windows and door into:

LOUNGE

Triple glazed wood frame sash window to front elevation. Feature fire place with multi fuel stove burner set on a slate hearth with exposed stone surround. Radiator. Stairs to first floor with space below. Exposed ceiling beams, door through to:

KITCHEN/DINER

Range of fitted units with granite effect work surfaces. Stainless steel sink with mixer tap and drainer. Integrated double oven. Built-in storage cupboard. Door to rear porch. uPVC double glazed window to rear elevation.

REAR LOBBY

Airing cupboard housing combination boiler. Doors to bathroom and rear porch.

BATHROOM

A white three piece bathroom suite comprising WC, hand basin with tiled splash back and bath with shower over. uPVC obscured double glazed window to rear elevation. Radiator. Easy clean panelled walls.

REAR PORCH

A useful rear porch with sliding patio doors to rear garden. Utility space.

FIRST FLOOR

LANDING

A split landing with doors to bedrooms and shower room.

BEDROOM ONE

Triple glazed wood frame sash window to front elevation with views over recreation park and cricket ground. Radiator.

BEDROOM TWO

uPVC double glazed window to rear elevation overlook garden and fields beyond. Radiator.

BEDROOM THREE

uPVC double glazed window to rear elevation overlooking garden. Radiator.

BEDROOM FOUR

Triple glazed wood sash window to front elevation overlooking recreation park and cricket ground. Radiator.

SHOWER ROOM

A three shower suite comprising shower cubicle, W.C and hand basin, tiled walls.

OUTSIDE

The property sits on a quiet road with access to the village play park directly opposite, perfect for those with children. A driveway to the front provides parking whilst the rear enjoys a good sized south facing garden which is predominantly laid to lawn.

MATERIAL INFORMATION

Council tax band: A

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

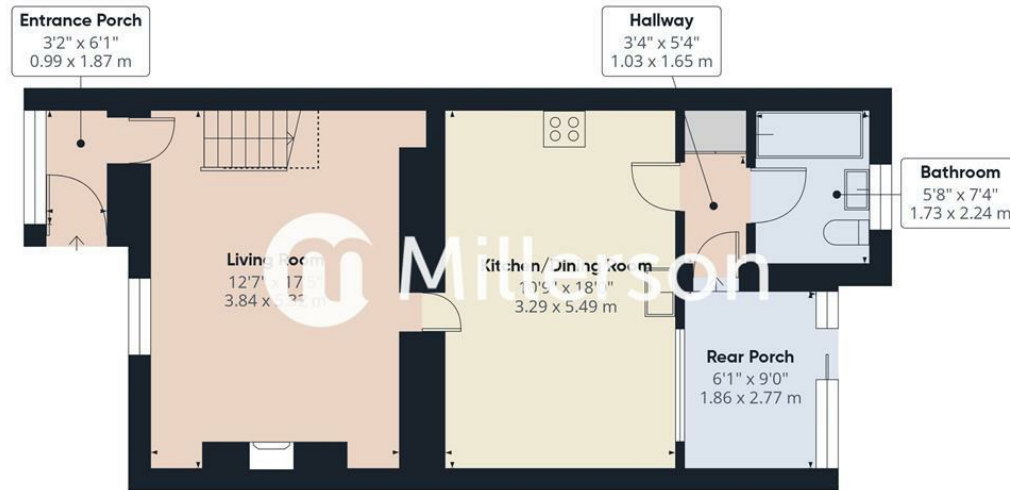


Sewerage: Mains
 Heating: Central heating
 Heating features: Wood burner
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Good
 Parking: Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - 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: D64

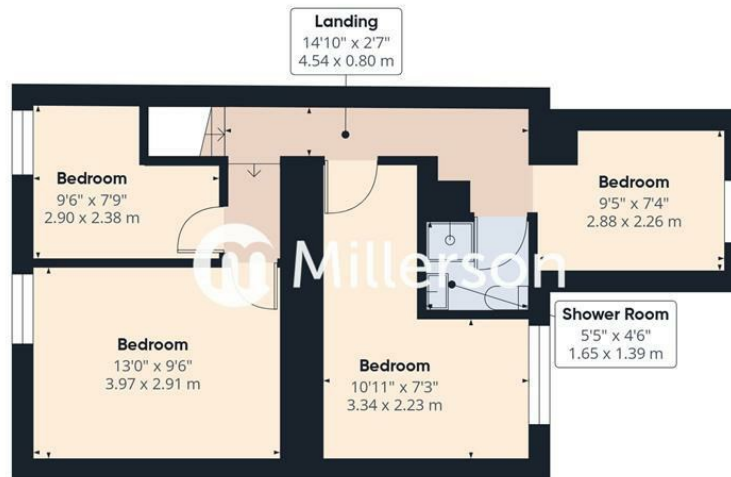
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1023 ft²
95 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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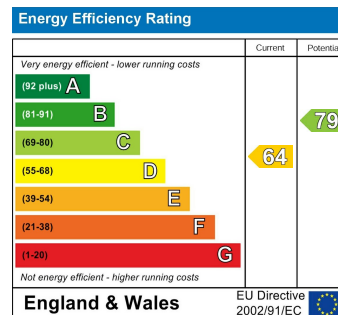
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