

# Rosevale Crescent Camborne TR14 7LU

Asking Price £280,000

- DETACHED BUNGALOW QUIET CUL DE SAC
- SOUTH FACING ENCLOSED GARDEN
- DRIVEWAY AND GARAGE
  - TWO BEDROOMS
  - LOUNGE
  - KITCHEN
- GAS CENTRAL HEATING
- BOARDED LOFT SPACE
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - C

Floor Area - 955.00 sq ft



2



1



1



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### PROPERTY DESCRIPTION

Situated in a quiet Cul De Sac, just off Tehidy Road in Camborne is this detached bungalow offered for sale with no onward chain. The property sits on a generous private plot with accommodation comprising an entrance hall, living room, kitchen, two bedrooms and bathroom along with a useful boarded attic space. Outside, a driveway and garage provide parking with a pleasant lawned garden to the front and a particularly private, south facing garden to the rear. Other benefits include double glazing, gas central heating, PIV ventilation unit and has been freshly redecorated.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Double glazed door into:

#### ENTRANCE HALL

Doors to all rooms, radiator, airing cupboard, loft hatch with drop down ladder into a useful boarded loft.

#### LIVING ROOM

Large picture double glazed window, radiator, feature fireplace.

#### KITCHEN

A white gloss fitted kitchen with a range of matching base and wall units, granite effect work surfaces with tiled splash backs, integrated electric oven, hob and extractor hood, stainless steel sink with drainer, spaces for washing machine and fridge freezer, radiator, tiled flooring, double glazed window and double glazed door to rear garden.

#### BEDROOM ONE

Double glazed window, radiator.

#### BEDROOM TWO

Double glazed window, radiator.

#### BATHROOM

A white three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin with tiled splash back, two obscure double glazed window

#### OUTSIDE

The property is approached over a tarmac driveway providing plenty of parking along with an attached single garage. Adjacent to the drive is a level lawn and pedestrian gates to either side give access into the rear. The rear enjoys a south facing garden which is incredibly private. A patio area leads to a slightly raised main garden with lawn and paved areas along with a raised flower bed fronted with traditional Cornish stone.

#### GARAGE

Up and over door, pedestrian door

### MATERIAL INFORMATION

Council tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Driveway 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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Ramped access

Coal mining area: No

Non-coal mining area: Yes

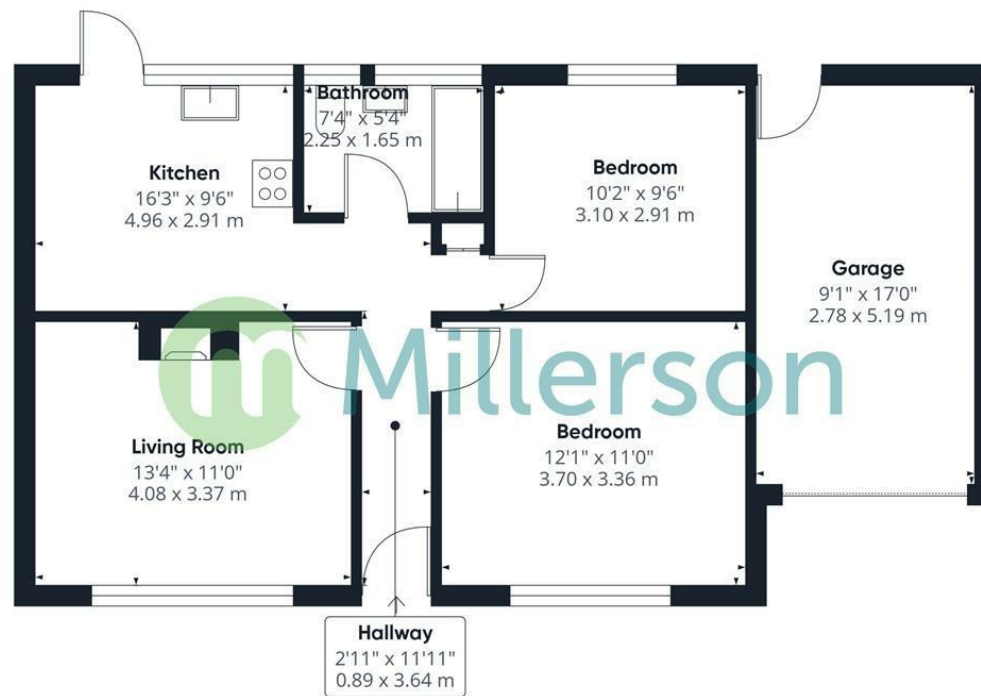
Loft access: Yes

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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<sup>(1)</sup>**

955 ft<sup>2</sup>  
88.7 m<sup>2</sup>

**Reduced headroom**

70 ft<sup>2</sup>  
6.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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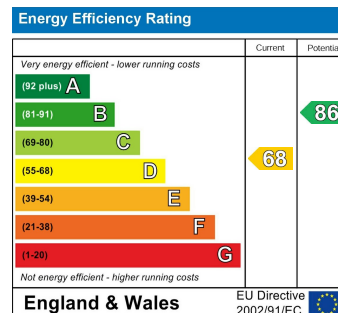
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