



Chapel Row

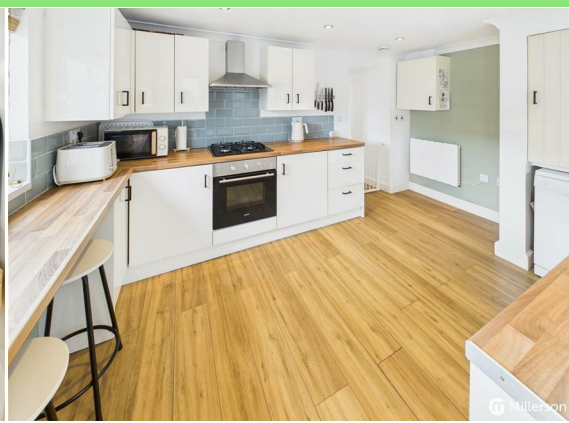
Praze

Camborne

TR14 0LA

Asking Price £250,000

- IMMACULATE SEMI DETACHED COTTAGE
- QUIET LANE IN VILLAGE LOCATION
- DRIVEWAY FOR TWO CARS
  - TWO BEDROOMS
- FIRST FLOOR BATHROOM
- PRIVATE SUNNY GARDEN
- WARM LIVING ROOM WITH GRANITE FIREPLACE
- GOOD SIZED KITCHEN WITH INTEGRATED APPLIANCES
  - DOUBLE GLAZING
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 624.00 sq ft



#### PROPERTY DESCRIPTION

Tucked away up a quiet lane in the popular village of Praze is this beautifully presented semi detached cottage with the huge benefit of off road parking for two cars. The property is approached over an attractive brick paved driveway into a entrance porch which opens into a wonderful living room with an exposed Granite fireplace. This then leads through to a good sized kitchen fitted with integrated appliances, breakfast bar, plenty of units and work surfaces and access to the garden. To the first floor you will find an impressive master bedroom with exposed ceiling beams and fitted wardrobes, a comfortable second bedroom and a three piece bathroom. Outside, the driveway provides off road parking with a gate leading to a particularly private, sunny enclosed garden with a level lawn, brick paved patio and a useful covered storage area to the side. The home has also been repointed and benefits from upgraded electric heating and double glazing.

#### LOCATION

Praze an Beeble is a popular village which offers a wide range of amenities including a fish and chip shop, bakery, village shop & Post Office, St Aubyn's Arms public house, Doctors surgery and local primary school. Situated approximately 3 miles from Camborne and 6 miles from Helston, both towns offer a wider range of retail and leisure facilities, schools for all ages and further education. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. Several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

#### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

Obscure double glazed door into:

#### ENTRANCE PORCH

A welcoming entrance porch with space for hanging coats and a second secure double glazed door into:

#### LIVING ROOM

A wonderful living space enjoying an exposed Granite feature fireplace with and LPG fired stove, exposed ceiling beams, wood effect flooring, two double glazed windows with wooden sills, modern electric radiator, concealed stairs to first floor, opening through to:

#### KITCHEN

A good sized kitchen fitted with a good selection of matching base and wall units, wood effect work surfaces including breakfast bar with complimentary tiled splash backs, stainless steel sink with mixer tap and drainer, integrated appliances including oven, hob, extractor washing machine, fridge and freezer, space and plumbing for dishwasher, additional storage cupboard with light, double glazed window and double glazed door to garden.

#### FIRST FLOOR

#### LANDING

Airing cupboard with shelving, Doors to bedrooms and bathroom.

#### BEDROOM ONE

An impressive master bedroom with vaulted ceiling and exposed beams, fitted wardrobes, two double glazed windows, modern electric radiator.

#### BEDROOM TWO

A comfortable second bedroom with double glazed window, loft access hatch, modern electric radiator.

#### BATHROOM

A three piece bathroom suite comprising bath with shower over, W.C and hand basin, chrome effect heated towel rail, tiled walls, obscure double glazed window.

#### OUTSIDE

The cottage is approached over an attractive brick paved driveway providing off road parking for two cars. A pedestrian gate then leads into a private, south facing garden creating a wonderful suntrap. The garden is level and predominantly laid to lawn with high fenced borders, brick paved patio and a usefule covered storage area to the side of the proeprty.

#### DIRECTIONS

Travelling from Camborne and into the village of Praze, continue down Fore Street to approximately half way where you will find the turning for Chapel Row on your left hand side. The property can the be found just a short distance down the lane on your left hand side.

#### MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed. LPG Gas Stove

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Private driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

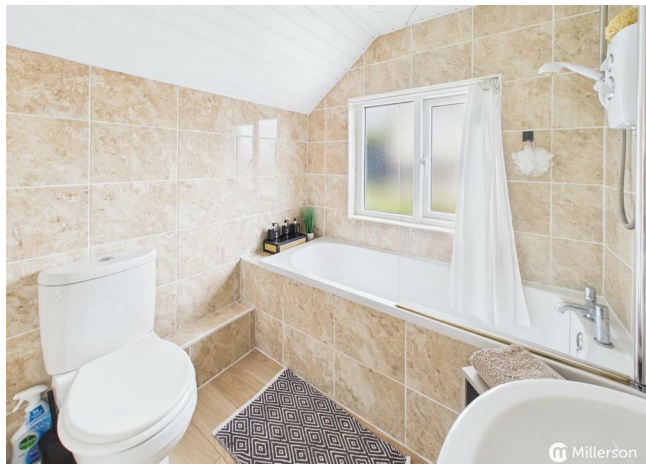
Restrictions - Tree Preservation Orders: None



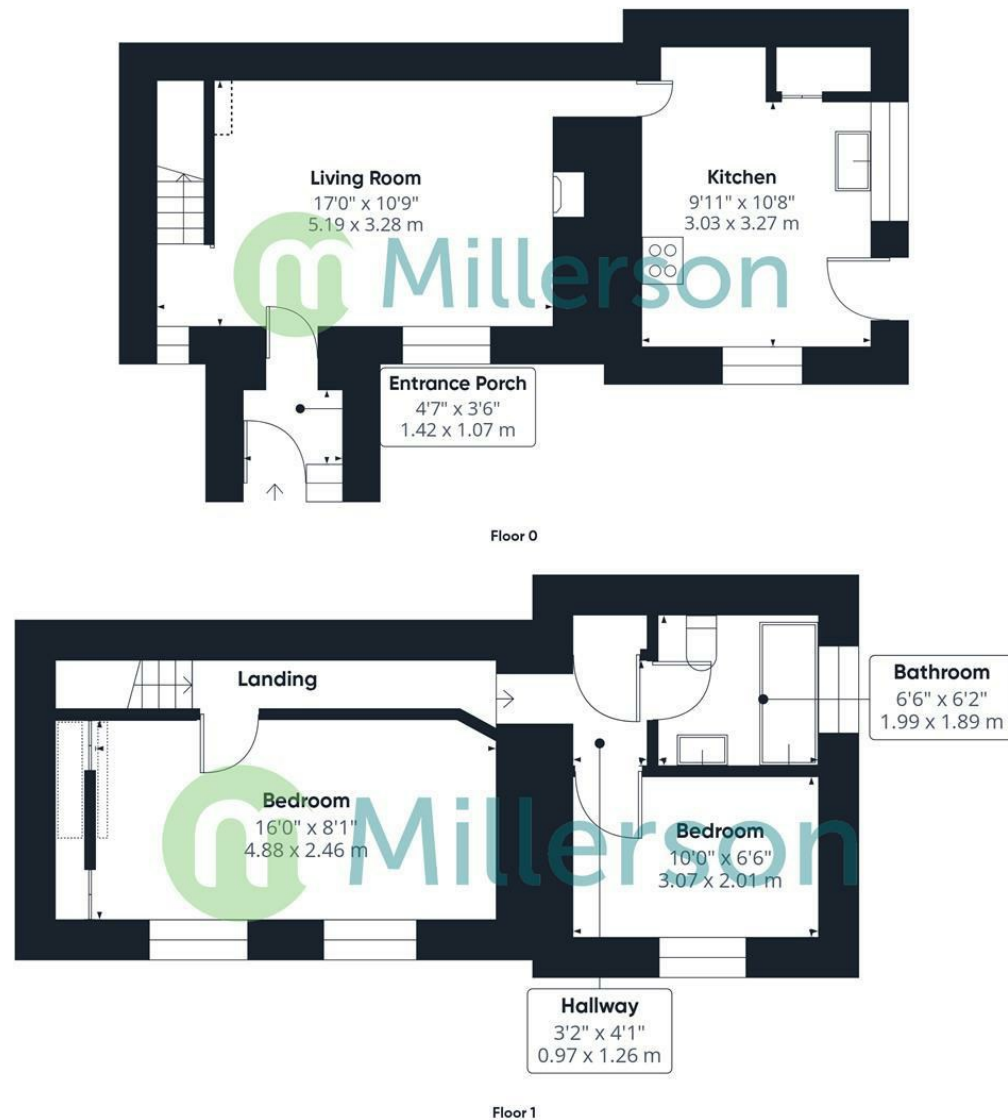
Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes

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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.







Approximate total area<sup>(1)</sup>

624 ft<sup>2</sup>  
58 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.2 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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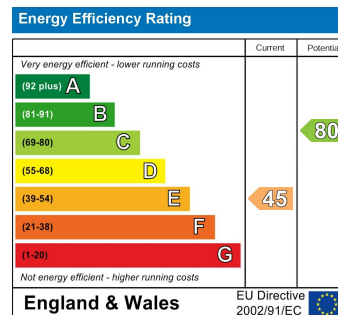
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