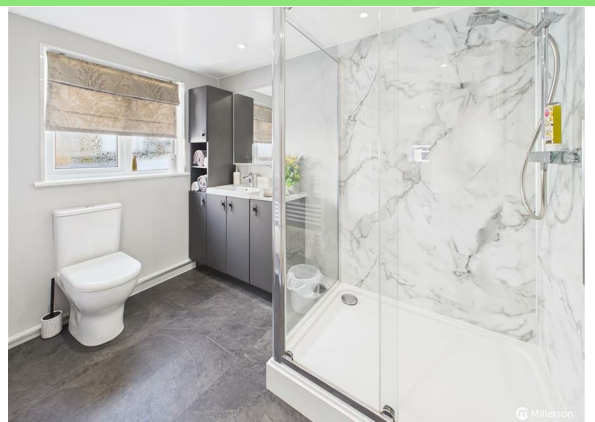
Fore Street
Praze
Camborne
TR14 0JU

- IMMACULATE TERRACED COTTAGE
- TASTEFULLY RENOVATED
- TWO DOUBLE BEDROOMS
- GENEROUS LIVING/DINING ROOM
- MODERN KITCHEN AND SHOWER ROOM
- ENCLOSED PRIVATE LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING
- VILLAGE LOCATION
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 632.00 sq ft

PROPERTY DESCRIPTION

This beautifully presented terraced cottage is offered to the market with no onward chain. The property has been tastefully renovated and presents a fantastic opportunity for a purchaser to walk straight in and enjoy the accommodation on offer. In brief, the cottage comprises a generous lounge/dining room, modern kitchen and shower room along with two comfortable double bedrooms. Outside enjoys a private and sunny rear garden which has been laid to Resin for ease of maintenance. Other benefits include double glazing and central heating. The home is perfectly suited to first time buyers looking for a quality home in a village location.

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

LIVING/DINING ROOM

A generous living/dining space with plenty of room for sofas and dining table. Dual aspect double glazed windows, two radiators, stairs to first floor, door into:

KITCHEN

A modern, white gloss finish kitchen with a range of matching base and wall units including integrated fridge, freezer, oven, hob and extractor, ceramic style sink, granite effect work surfaces, spaces for washing machine and dishwasher, inset lighting, wood effect flooring, concealed combination boiler, two double glazed windows, double glazed door to rear garden, door into;

SHOWER ROOM

A stunning modern shower room comprising shower cubicle with easy clean stone effect surround, W.C and hand basin with fitted cupboards and shelving, slate effect flooring, heated towel rail, obscure double glazed window, extractor fan.

FIRST FLOOR

BEDROOM ONE

A comfortable double bedroom with double glazed window and radiator.

BEDROOM TWO

A second double bedroom with Velux style window and radiator.

OUTSIDE

Immediately to the rear is a Resin finished courtyard with a useful outbuilding and a side passage way with shared pedestrian access. A gate then leads into a particularly private and sunny enclosed garden, also laid to Resin and composite decking for ease of maintenance. This space is ideal for a hot tub, out door seating and entertaining

DIRECTIONS

ASs you enter the village of Praze from Camborne travel down Fore Street where the property can be found approximately 3/4 of the way on your left and side.

MATERIAL INFORMATION

Council Tax band: A
Tenure: Freehold
Property type: House
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: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - OK, EE - Poor
Parking: On Street
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: Yes
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.

Floor 0

Floor 1

Approximate total area(1)

632 ft²

58.7 m²

(1) Excluding balconies and terraces

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

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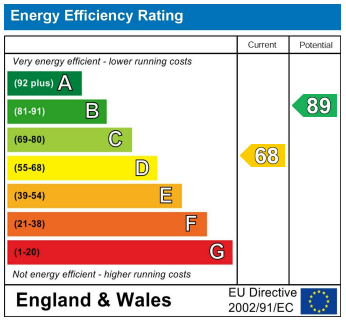

Needing To Sell?

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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