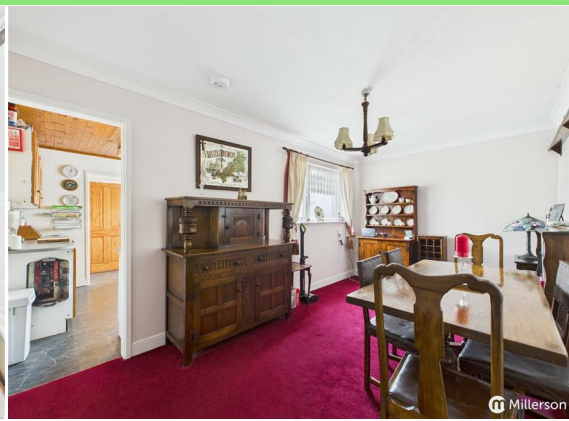
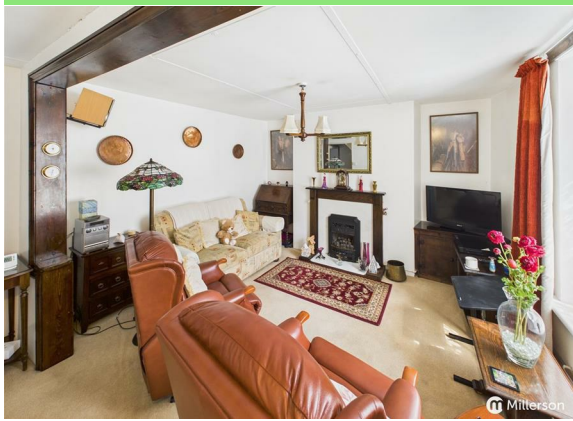




# Carnarthen Street Camborne TR14 8UP

Asking Price £220,000

- MID TERRACED COTTAGE
  - THREE BEDROOMS
- TWO RECEPTION ROOMS
- TWO SHOWER ROOMS
- SUNNY ENCLOSED GARDEN
- OFF ROAD PARKING AND OUTBUILDINGS
  - QUIET LOCATION
  - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 809.00 sq ft



#### PROPERTY DESCRIPTION

Situated in a quiet terrace on the outskirts of Camborne town is this mid terraced cottage offered for sale with no onward chain. Perfectly suited to first time buyers or a growing family, the property offers accommodation comprising a living room, dining room, kitchen, ground floor shower room, first floor family shower room and three bedrooms whilst outside, the rear enjoys a good sized, sunny garden with outbuildings and off road parking. The property is well presented and also benefits from double glazing and gas central heating.

#### LOCATION

Carnarthen Street is a quiet terrace of cottages situated just a short walk from Camborne town. 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. The town benefits from a range of retail and leisure facilities, schools for all ages, doctors surgeries, and bus station. Several beaches are within a short drive with popular choices including Portreath, Gwitherian, and Porthtowan, all located within 7 miles.

#### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

UPVC double glazed obscured door open into:

#### LIVING ROOM

An open entrance hall opens up into the main living room room area with the staircase to the first floor. A generous and light filled living room with UPVC double glazed window to front elevation with window seat beneath. Coal effect gas fire with polished stone hearth with wooden mantle and surround. Radiator. Open access through to:

#### INNER HALL

Open access through to dining room. Timber glazed door opening into under stairs cupboard.

#### DINING ROOM

A very nicely proportioned dining room with uPVC double glazed window overlooking rear courtyard. Radiator.

#### KITCHEN

Tile effect laminate flooring. Range of floor standing and wall mounted cupboard and drawer units with roll top work surfaces over. Space for oven. One bowl stainless steel sink unit with drainer board and hot and cold taps over. Space and plumbing for washing machine. Space for fridge freezer. uPVC double glazed window overlooking rear courtyard. Tiled splash backs to 3 walls. Access through to rear hallway with uPVC double glazed obscured stable door opening into rear courtyard. Door opening into airing cupboard with wall mounted Worcester gas fire fired boiler. Door opening into

#### SHOWER ROOM

A generous shower room with double sized shower cubicle with electric shower over. Low-level WC. Pedestal wash hand basin. Radiator. uPVC double glazed obscured window to side. Part tiled walls to four sides.

#### FIRST FLOOR

#### LANDING

Doors leading to all three bedrooms and family shower room. Radiator.

#### BEDROOM ONE

A generous double bedroom with uPVC double glazed picture window to rear elevation overlooking the rear garden. Radiator.

#### BEDROOM TWO

Another excellent double bedroom with uPVC double glazed window to front elevation with window seat beneath. Loft access.

#### BEDROOM THREE

A generous single bedroom with uPVC double glazed window to front elevation with window seat beneath.

#### FAMILY SHOWER ROOM

Corner shower unit with electric shower over. Low-level WC. Inset wash hand basin with cupboard unit beneath. Chrome heated towel rail. uPVC double glazed obscured window to rear elevation. Modern low maintenance wall panelling to two sides.

#### OUTSIDE

Exiting the house from the hallway door to the rear of the kitchen, there's a very pleasant low maintenance concrete paved courtyard with space for outside dining and picnic table etc. This area wraps around to the side and rear of the house meeting a couple of gentle steps down to the main garden. The main garden area is predominantly laid to lawn with an attractive hedge separating the lawn from a concrete footpath which leads to the bottom of the garden. At the rear of the garden there are numerous timber outbuildings and garages along with a pedestrian gated access onto the rear hardstanding with partial carport, providing off-road parking for two vehicles. NB: further Parking could be created subject to requirements.

#### DIRECTIONS

From the top of Camborne main street turn right onto Centenary Street then first left onto Carnarthen Road. Proceed to the end onto Carnarthen Street where the property can be found on your left hand side.

#### MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Part of the property has a flat roof

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: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
 Parking: On Street and Rear  
 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: Stairlift  
 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<sup>(1)</sup>

809 ft<sup>2</sup>  
75.1 m<sup>2</sup>

(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.

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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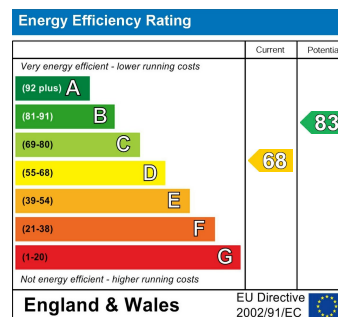
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