

Enys Road  
Camborne  
TR14 8TW

Asking Price £250,000

- SUBSTANTIAL DETACHED HOME
  - CASH BUYERS ONLY
  - FIVE BEDROOMS
  - FOUR RECEPTION ROOMS
  - LARGE ENCLOSED GARDEN
- HISTORICALLY TWO DWELLINGS
  - TWO STAIRCASES
- VERSATILE ACCOMMODATION
  - GAS CENTRAL HEATING
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 1674.00 sq ft



5



2



4



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#### PROPERTY DESCRIPTION

A rare opportunity to purchase this substantial detached residence offered for sale to cash purchasers only due to the construction type. Formerly two dwellings combined into one, the property offers great versatility whether as a family home or as an investment boasting five bedrooms and four reception rooms. The accommodation on the ground floor comprises an entrance vestibule, entrance hall, sitting room, dining room, kitchen, rear porch/utility, ground floor bathroom, breakfast room/study and a large living room. Two staircases lead to two separate first floor landings with three bedrooms and shower room on one side and two bedrooms to the other. Outside, the home is nicely set back and enjoys a large enclosed garden with an expansive lawn, a useful outbuilding, metal storage shed and gated off road parking. Other benefits include double glazing and gas central heating.

#### LOCATION

Enys Road is a quiet and popular road on the peripheral of Camborne Town. Camborne is a Historic mining town in Mid West Cornwall which has easy access to the nearby A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

#### ACCOMMODATION IN DETAIL

(See floorplan for dimensions. All dimensions are approximate and measured by LiDAR)

#### ENTRANCE

Wooden panelled door into:

#### ENTRANCE VESTIBULE

Period tiled flooring, hanging space for coats, glazed door into:

#### ENTRANCE HALL

Stairs to first floor with large storage cupboard below, radiator, wood effect flooring, doors to sitting room, dining room and kitchen.

#### SITTING ROOM

Double glazed bay window, radiator, feature fireplace.

#### DINING ROOM

Double glazed window, radiator, wood effect flooring.

#### KITCHEN

A range of fitted base units and drawers under granite effect work surfaces, tiled splash backs, stainless steel sink with mixer tap and drainer, spaces for oven, dishwasher, washing machine and fridge/freezer, dual aspect double glazed windows, wall mounted 'Worcester' combination boiler, radiator, tiled flooring, doors to porch/utility and breakfast room.

#### BREAKFAST ROOM/STUDY

A versatile reception room currently used as a study. Double glazed window, radiator, feature fireplace, wood flooring, stairs to first floor with understairs cupboard, door to side access and door into:

#### LIVING ROOM

A well proportioned room with double glazed bay window, radiator, feature fireplace.

#### REAR PORCH/UTILITY

A useful utility/storage space with butler style sink, spaces for tumble dryer and additional freezer, door to rear garden, door into:

#### BATHROOM

A three piece bathroom suite comprising bath with shower over W.C and hand basin, radiator, extractor fan, tiled walls, tiled floor, built-in storage cupboard.

#### FIRST FLOOR

##### LANDING ONE

Double glazed window, radiator, built-in storage cupboards, loft access hatch to large loft with loft ladder and light, doors to the bedrooms and bathroom.

##### BEDROOM ONE

Double glazed window, radiator.

##### BEDROOM TWO

Double glazed window, radiator.

##### BEDROOM THREE

Double glazed window, radiator.

##### SHOWER ROOM

A three piece shower suite comprising shower cubicle with easy clean surround, W.C and hand basin, obscure double glazed window, radiator, heated towel rail.

##### LANDING TWO

Doors to bedrooms.

##### BEDROOM FOUR

Double glazed window, radiator, fitted wardrobes and concealed shower cubicle.

##### BEDROOM FIVE

Double glazed window, radiator, built-in wardrobe.

#### OUTSIDE

The property is approached through a pedestrian gate into a front courtyard style garden with flower bed borders. Pathways to either side



give access into the rear where you will find a large enclosed garden which is predominantly laid with block wall boundaries and flower bed borders. Double gates lead to a gravel driveway providing off road parking for two cars along with the added benefit of a large metal storage shed and block built outbuilding. The garden is of such a size that further parking could be created if required or split back into two gardens as it was historically.

#### DIRECTIONS

From our Camborne office, take the first left onto Fore Street and onto Tehidy Road. Take the right turn just before the roundabout onto Enys Road where the property can be found on the left hand side.

#### MATERIAL INFORMATION

Council Tax band: A  
Tenure: Freehold  
Property type: Detached house  
Property construction: Some of the construction is Mundic  
Energy Performance rating: E  
Number and types of room: 5 bedrooms, 2 bathrooms, 1 shower, 4 receptions, kitchen, utility room  
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 - Great, Three - Good, EE - Great  
Parking: On Street and Off 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: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No



Enys Road, Camborne, TR14 8TW

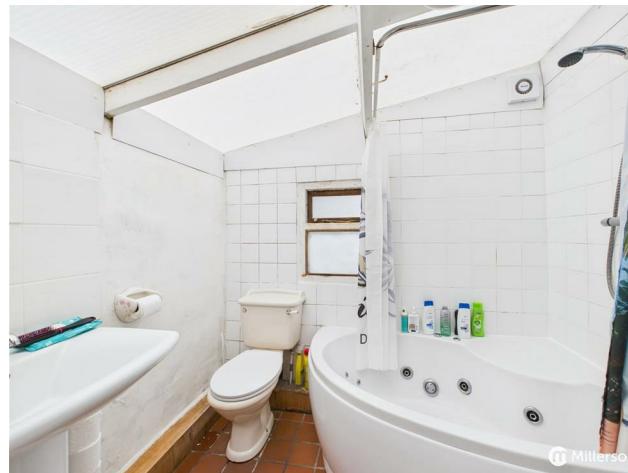
Accessibility and adaptations: None

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.



## 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

29 Commercial Street  
Camborne  
Cornwall  
TR14 8JX

E: [camborne@millerson.com](mailto:camborne@millerson.com)  
T: 01209 612255  
[www.millerson.com](http://www.millerson.com)

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Floor 0 Building 1



Floor 1 Building 1



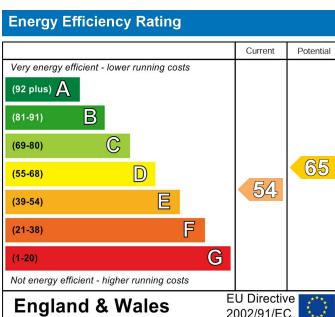
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1674 ft<sup>2</sup>  
155.4 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.

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