

MOUNT PLEASANT ROAD, CAMBORNE



Total area: approx. 125.9 sq. metres (1355.1 sq. feet)

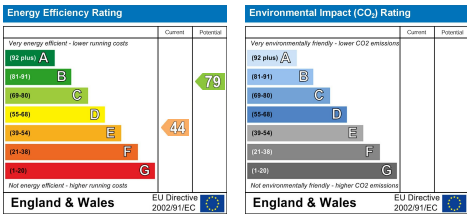
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanUp.

9 Mount Pleasant Road, Camborne

KEY FEATURES

- 4 Bedrooms
- 3 Reception Rooms
- Garage and Parking
- Vacant Possession
- Period Features
- 2 Bathrooms
- Kitchen/Breakfast Room
- No Chain
- Front and Rear Gardens
- TLC Required

ENERGY PERFORMANCE RATING



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(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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TREROSE, 9 MOUNT PLEASANT ROAD, CAMBORNE, CORNWALL, TR14 7RH  
MIDDLE TERRACED PERIOD TOWNHOUSE

An extended four bedroom property located in a convenient location, close to the town, locals schools and train line. Now in need of general updating and refurbishment but offering huge potential. Rear garden with garage and area for parking. Sold with no chain and vacant possession.  
EPC - E. Council Tax - B. Freehold

GUIDE PRICE £230,000

Truro 01872 242244

www.philip-martin.co.uk

Roseland 01326 270008



## GENERAL COMMENTS

Trerose comprises a middle-terrace period house of the late Victorian or Edwardian era and solidly constructed of local stone but with a more recent single storey extension to the rear in cavity block and all with a natural slate or cement fibre slated roof. It would appear the property was in recent years loosely divided into two flats but is now back as a single dwelling with accommodation arranged on two floors. Many of the windows have replacement double glazing with limited heating provided by electric storage heaters to the ground floor.

In brief the accommodation comprises - on the ground floor - entrance vestibule and hallway, 2 main reception rooms, dining room, bathroom and spacious kitchen/breakfast room. On the first floor there are 3 main bedrooms, a former kitchen/4th bedroom and bathroom. Overall the accommodation warrants some refurbishment and updating.

## CAMBORNE

The property is ideally located for access to Trevithick Learning Academy (Primary School) as well as the town centre and train station. Camborne is a large popular town, within easy access of Truro and West Cornwall. The town offers a wide range of amenities including schools, Cornwall College, supermarkets, public houses and a main line railway to London Paddington. The North Coast beaches of Porthtowan, Portreath, Godrevy and Gwithian are all within a short drive.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE VESTIBULE



## HALL

Stairs to first floor.

## SITTING ROOM

13'1" x 12'0" (4 x 3.66)

With former open fire, bay window and period detail.

## SECOND RECEPTION ROOM

12'2" x 11'8" (3.73 x 3.56)

Window to rear.

## DINING ROOM

12'11" x 9'4" (3.94 x 2.87)

Two cupboards, windows to side.

## KITCHEN/BREAKFAST ROOM

18'5" x 13'6" (5.62 x 4.14)

Vaulted ceiling with velux window. Doors opening to garden.

## BATHROOM

8'9" x 4'7" (2.68 x 1.4)

Bath, w.c., wash hand basin.

## FIRST FLOOR

Landing.

## BEDROOM ONE

12'2" x 11'5" (3.73 x 3.5)

Bay window to front and fireplace.

## BEDROOM TWO

11'5" x 11'2" (3.49 x 3.42)

Window to rear.



## BEDROOM THREE

9'2" x 6'6" (2.8 x 2)

Window to front.

## BEDROOM FOUR/STUDY

9'4" x 6'5" (2.87 x 1.96)

## BATHROOM

6'4" x 6'2" (1.95 x 1.9)

Bath, w.c., wash hand basin. Window to side.

## OUTSIDE

A small garden extends to the front of the house whilst there is a much larger area to the rear which can be accessed independently via a rear service lane. This service lane provides rear access to most of the houses in the terrace but it is a cul-de-sac and number 9 has the benefit of being at the far end of the lane where there is access to a single garage and forecourt for parking.

## GARAGE

## SERVICES

Mains water, electricity and drainage.

## COUNCIL TAX

B

## TENURE

Freehold

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

## DIRECTIONS

Proceeding in a westerly direction along the A30 from Truro, turn off when signpost Camborne WEST (A3047). Turn left at the junction and then left at the roundabout onto Treswithian Road. Continue along this road until reaching the roundabout just on from Aldi. Turn right into Bassett Road and then left at the roundabout opposite the police station onto the B3303 South Terrace. At the next roundabout turn right onto Treva road and then after crossing the train line turn right into Mount Pleasant Road. The property can be found on the left hand side just before the school.