

FORE STREET, BEACON, CAMBORNE



19 FORE STREET, BEACON, CAMBORNE, TR14 7SD TWO BEDROOM SEMI DETACHED BUNGALOW

19 Fore Street is a two bedroom semi detached bungalow with driveway parking, garage and front and rear gardens. The property has most recently been a residential let and now requires refurbishment throughout. In all, the accommodation comprises:- living/dining room, bathroom, kitchen and two bedrooms. Offered with no onward chain and vacant possession.

GUIDE PRICE £199,950

Truro 01872 242244

www.philip-martin.co.uk

Roseland 01326 270008

Approx Gross Internal Area
68 sq m / 729 sq ft



Floorplan
Approx 54 sq m / 578 sq ft

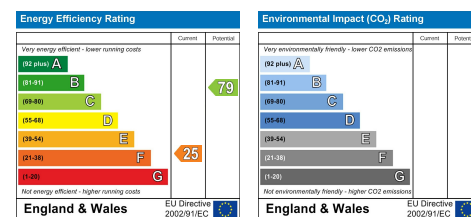
Garage
Approx 14 sq m / 151 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- TWO BEDROOM
- BUNGALOW
- GARAGE
- CLOSE TO CAMBORNE TOWN CENTRE
- NO ONWARD CHAIN
- SEMI DETACHED
- DRIVEWAY PARKING
- FRONT AND REAR GARDENS
- VACANT POSSESSION
- IN NEED OF MODERNISATION

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(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.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

THE PROPERTY

19 Fore Street is offered to the market for the first time since it was built in the 1970's and has been a much loved family home for the majority of this time. Most recently, the property has been a residential let and is now in need of internal modernisation and offered with no onward chain and vacant possession. 19 Fore Street is a two bedroom semi-detached bungalow which is within walking distance to the centre of Camborne and has driveway parking, garage and front and rear gardens. Internally, there is a living/dining room, kitchen, two bedrooms and the family bathroom.

CAMBORNE

The property is within a short walk of the town centre. 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:-**HALLWAY**

2'9" x 13'7" (0.85 x 4.15)

Front door opens into hallway. With doors to:-

LIVING/DINING ROOM

16'2" x 9'1" (4.94 x 2.77)

Window to front. Electric radiator. Open fire (please note the fireplace is not currently operational, however, this could be reinstated).

MASTER BEDROOM

9'8" x 10'7" (2.95 x 3.25)

Window to front. Electric radiator.

BEDROOM TWO

9'8" x 8'4" (2.95 x 2.56)

Window to rear. Electric night storage heater. Built in wardrobe.

BATHROOM

6'3" x 5'3" (1.92 x 1.61)

Window to rear. Bath with electric shower over. W.C and hand wash basin. Towel rail (the electric towel rail is not believed to be in working order) Extractor fan.

KITCHEN

12'5" x 8'3" (3.80 x 2.52)

A range of base level cupboards with worktops over. Stainless steel sink with drainer unit. Window and door to rear. Electric night storage heater. Cupboard housing hot water tank. Access to loft hatch.

GARAGE

8'1" x 18'6" (2.48 x 5.65)

Up and over garage door to the front with pedestrian door and window to rear.

OUTSIDE

To the front of the property there is a good sized driveway and garden laid to lawn with mature shrubs.

The rear garden can be accessed from a pathway between the house and garage or from the kitchen. At the rear there is a patio area and an area laid to lawn with mature shrubs.

**TENURE**

Freehold.

COUNCIL TAX

Cornwall Council Tax Band B.

SERVICES

Mains electricity, water and drainage. The property has a Positive Input Ventilation (PIV) system installed.

EPC

Energy Performance Certificate

Current - 25F

Potential - 79C

N.B

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

DIRECTIONS

From Truro proceed West along the A30 and take the second exit to Camborne onto the A3047 Treswithian Road signposted to Camborne. At the roundabout take the second exit on to Commercial Street and then turn left onto Basset Street. At the double roundabout take the second exit on to Trevu Road and then continue onto Fore Street where the property will be found on your left hand side where a Philip Martin for sale board has been erected.

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.

