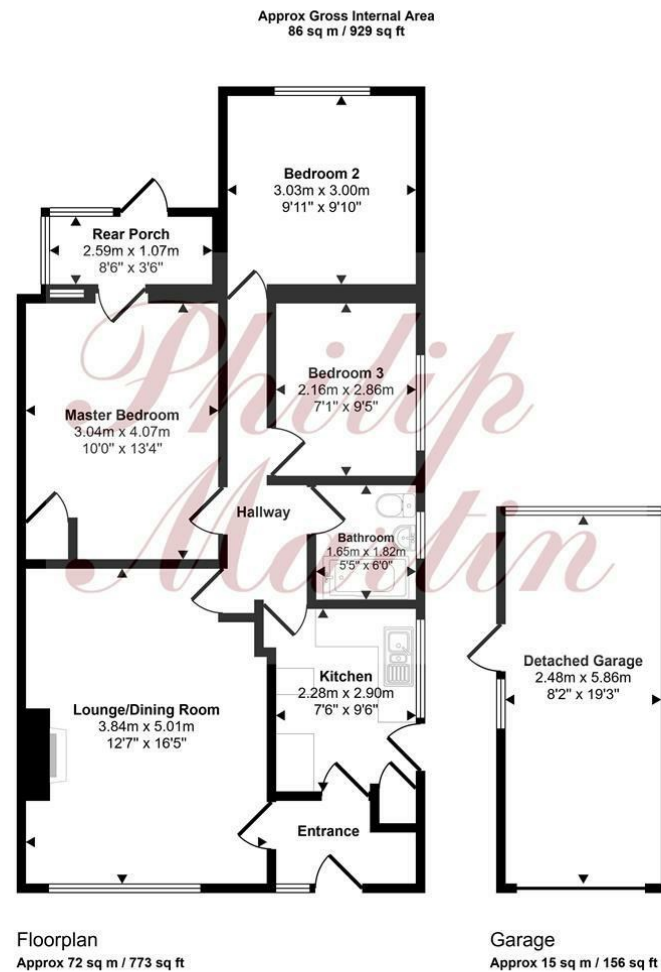


## CAMBORNE

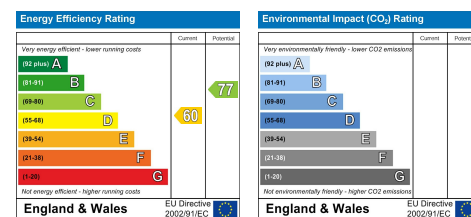


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

### KEY FEATURES

- Three Bedrooms
- Kitchen
- Rear Porch
- Front Garden
- Gas Central Heating
- Lounge/Dining Room
- Bathroom
- Enclosed Rear Garden
- Garage And Parking
- No Chain

### 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



### 27 HOLMAN AVENUE, CAMBORNE, TR14 7JQ SEMI DETACHED BUNGALOW IN QUIET LOCATION

Rented for many years and in need of modernisation but offering huge potential.  
Three bedroom, lounge/dining room, kitchen, rear porch/conservatory and bathroom.

Enclosed rear garden enjoying a sunny aspect.

Driveway parking. Single garage.

Mains gas central heating, Double glazing.

No chain. Council Tax Band B. EPC D

GUIDE PRICE £195,000



## GENERAL COMMENTS

27 Holman Avenue is a spacious semi detached bungalow located in a quiet residential setting. It has been let to the same tenants for many years and is now unoccupied and sold with no chain. The bungalow is in need of modernisation but has had improvements in recent years including the addition of mains gas central heating and a new consumer unit was installed in 2023. The bungalow is compliant for re-letting if prospective purchasers wish. The accommodation includes three bedrooms, lounge/dining room, kitchen, bathroom and rear porch/conservatory. The bungalow occupies a good size plot that includes a large enclosed garden, front garden and long driveway. There is a single garage with light and power. An internal viewing is essential.

## LOCATION

Holman Avenue is a quiet location within a residential development that is within close proximity of the town and with easy access to the A30 for quick commuting throughout the county. 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 HALL

Double glazed entrance door with frosted glass. Cupboard housing Baxi mains gas fired central heating boiler. Modern electric consumer unit replaced in 2023. Telephone point. Door to kitchen and:



## LOUNGE/DINING ROOM

16'5" x 12'7" (5.01m x 3.84m)  
Window overlooking the front garden with far reaching views beyond. Open fire with tiled surround and tiled hearth. Telephone and television points. Radiator. Door to hallway.

## KITCHEN

9'6" x 7'5" (2.90m x 2.28m)  
Base and eye level units, single stainless steel sink and drainer, pantry. Space for cooker, space and plumbing for dishwasher. Window to side and half glazed door opening to side driveway.

## INNER HALLWAY

Doors to bedrooms, kitchen and bathroom. Radiator.

## BEDROOM ONE

13'4" x 9'11" (4.07m x 3.04m)  
Single wardrobe (previously the airing cupboard), radiator. Half glazed stable door opening to:

## REAR PORCH/CONSERVATORY

8'5" x 3'6" (2.59m x 1.07m)  
Window overlooking the rear garden. Tiled floor. Polycarbonate roof. Space and plumbing for washing machine. Half glazed door opening into the garden.

## BEDROOM TWO

9'11" x 9'10" (3.03m x 3.00m)  
Window overlooking the rear garden. Built in wardrobe. Radiator.



## BATHROOM

6'0" x 5'11" (1.85m x 1.82m)  
A white suite with low level w.c, pedestal wash hand basin, panel bath with fully tiled surround and Mira electric shower over. Frosted window to side, Extractor fan.

## BEDROOM THREE

9'4" x 7'1" (2.86m x 2.16m)  
Window to side. Radiator.

## OUTSIDE

At the front is a raised level garden enclosed within a wall. The garden is mainly lawn with several shrubs and plants, a path leads to the entrance door. A drive provides parking and double wooden gates open into the side driveway that leads along the side of the bungalow to the garage and rear garden. The driveway is very narrow and therefore it will not be possible to drive a car to the garage as currently configured.

## GARAGE

18'7" x 8'1" (5.68m x 2.48m)  
Light and power. Double metal doors. Pedestrian door to garden and window to rear.

## REAR GARDEN

The rear garden is level and enclosed within a solid wall and therefore safe for children and pets and extremely secure. The garden has tremendous potential to create a lovely space and enjoys a sunny aspect. It includes a level lawn, patio for sitting out with access from the rear porch.

## SERVICES

Mains water, electric, drainage and gas are connected.

## N.B

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

## 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.

## DIRECTIONS

From the A30 trunk road heading west take the exit signed Camborne West passing the Premier Inn. At the roundabout turn left onto Treswithian Road towards Camborne town centre. Take the left hand turning into Weeth Lane and third turning into Holman Avenue. 27 Holman Avenue is easily located on the left hand side where a Philip Martin sale board has been erected.