

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



Wahroonga, 54A Cadogan Road

Camborne, TR14 7RY

Guide price £385,000



Set on a substantial and mature plot with generous well stocked gardens, this detached bungalow benefits from adaptable family sized living accommodation. There are three bedrooms, master with en-suite, a lounge, dining area, kitchen, a utility and family bathroom. The property is double glazed and this is complemented by gas fired heating. Externally, in addition to the well stocked front and rear gardens, there is the benefit of a garage and driveway parking for several vehicles.



We are pleased to offer for sale this three bedroom detached bungalow on a good sized plot located in the popular village of Beacon. The bungalow is light and airy with an open aspect living/dining room having panoramic views over the countryside. All of the bedrooms have built-in wardrobes and the master has the benefit of an en-suite. The kitchen has a gas fired Aga which can be used for cooking and the kitchen window shares the same views as the lounge. In addition to the kitchen there is a separate utility with space and plumbing for a washing machine and tumble dryer. There is an internal garage with power connected and the benefit of a rear porch which can be used for extra storage. We feel the property is in need of some updating giving someone the opportunity to put their own stamp on it. The gardens for the property are really quite impressive with a large enclosed garden to the rear having mature shrubs and trees plus a lovely patio seating area. To the front there is a further lawned area with mature shrubs and trees and to the side of this is a driveway providing parking for several vehicles and leading to the garage. The village of Beacon, especially Cadogan Road, has a rural feel to it and offers a local shop, butchers, a fish and chip shop and there is a bus stop at the front of the property. Camborne town is approximately 0.8 miles away where further amenities can be found including schools, bakeries, cafes, a railway station and bus station.

Wooden door to:

HALLWAY

Built-in cupboard with coat hooks by the entrance door. A further storage cupboard located part way down the hall with shelves. Loft access with a ladder being partially boarded. Parquet flooring. Doors leading to:

DINING AREA

9'6" x 13'11" (2.91m x 4.25m)

The dining area has a double glazed window overlooking the garden with countryside views. Serving hatch to the kitchen. Radiator. Parquet flooring. Opening to:

LOUNGE

15'11" x 13'0" (4.86m x 3.98m)

A light and airy space with a focal point open fire and a brick surround. Two double glazed windows with a dual aspect, one being over the garden with far reaching countryside views. Radiator. Parquet flooring. Wooden and glazed panel door leading to:

REAR PORCH

Double glazed windows. Door to the garage. UPVC glazed door into the rear garden.

KITCHEN

12'0" x 11'10" (3.66m x 3.63m)

In need of updating, the kitchen has a range of base units and four eye level units. There is space for a cooker with a cooker hood over and a gas fired Range. Space and plumbing for a washing machine and tumble dryer. Stainless steel sink and double drainer. Two tall storage cupboards. Double glazed window with countryside views. Opening to:

UTILITY

6'0" x 5'6" (1.84m x 1.69m)

Space and plumbing for washing machine and tumble dryer. Two doors, one leading to the rear and one to the front.

BEDROOM 1

11'5" x 9'8" (3.48m x 2.95m)

Built-in wardrobes with shelf and hanging space. Double glazed window. Radiator. Door leading to:

EN-SUITE

6'0" x 4'8" (1.83m x 1.44m)

Shower cubicle. Low level WC. Pedestal wash hand basin. Two obscure double glazed windows.

BEDROOM 2

9'0" x 11'9" (2.76m x 3.60m)

Built-in wardrobes with shelf and hanging space. Double glazed window. Radiator.

BEDROOM 3

8'8" x 9'6" (2.66m x 2.92m)

Built-in wardrobes with shelves and hanging space. Radiator. Double glazed window.

BATHROOM

8'3" x 4'9" (2.53m x 1.47m)

Panelled bath with a mixer shower. Pedestal wash hand basin. Airing cupboard housing the hot water cylinder. Obscure double glazed window. Radiator.

WC

Low level WC. Pedestal wash hand basin.

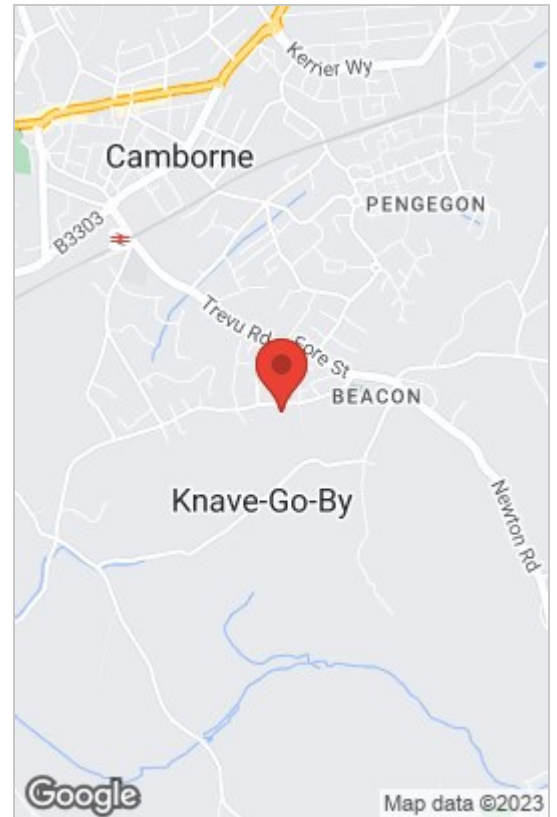
OUTSIDE

The gardens are really something to be commended with the bottom part of the garden at the rear being approximately 30 metres in length. To the front there is a driveway with parking for several vehicles leading to the GARAGE with an up and over door and power connected. The front has a lawned area with mature shrubs and trees and there are two external cupboards. To the rear is a well enclosed garden with steps leading down to a patio seating area, surrounded by mature shrubs in bedding borders with a variety of trees including an apple tree. A slope leads down to a good sized lawn with borders of mature shrubs and trees. In the centre of the lawn there are two raised bedding areas which are ideal for vegetable growing and to the side there are two compost heaps. This is a great opportunity for a keen gardener.

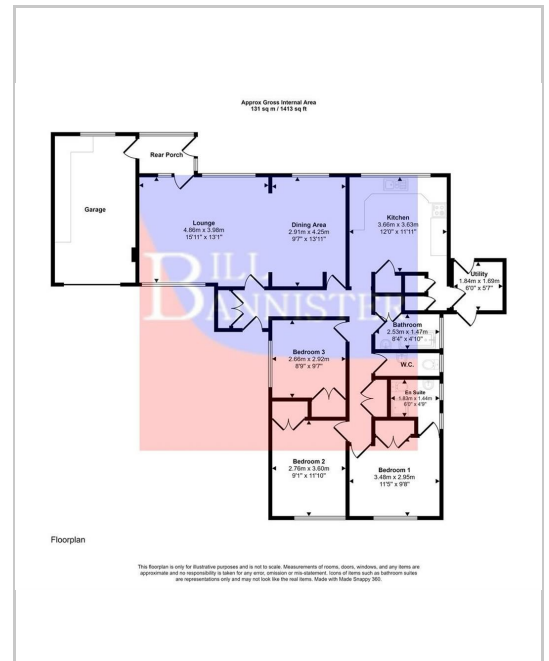
DIRECTIONS

From Camborne railway station proceed over the railway line and continue up the hill into the village of Beacon. Take the turning on the right before Beacon Square and the property will be found on the left hand side.

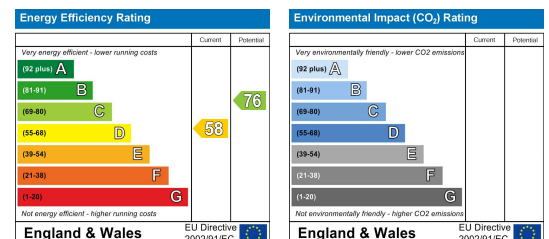
Area Map



Floor Plans



Energy Efficiency Graph



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