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Sales & Lettings



3 Treen Flats

Dolcoath Road, Camborne, TR14 8RP

£110,000



Ideal for first time buyers or perhaps investment purposes, this modern ground floor flat is offered with no onward chain. The property benefits from a double bedroom, a lounge, fitted kitchen and a wet room. It is double glazed and this is complemented by gas fired heating. Externally there are communal parking facilities.



Offered for sale with no onward chain is this one bedroom ground floor flat with communal parking and green spaces. The lounge has a double glazed window overlooking the grass area at the front and a door leading to an inner hallway with the benefit of two built-in storage cupboards. Doors lead off to the kitchen, bedroom and wet room. The kitchen has been modernised offering a range of storage units with a built-in electric hob and eye level oven plus space for further white goods. The bedroom has a built-in shelved storage cupboard and the wet room has been fitted in recent years with an electric shower and assistance rails. To the front of the property there is a small lawned area and to the rear there is communal parking plus further green spaces with drying facilities. The property has gas central heating and this is complemented by double glazing throughout.

Door leading to:

LOUNGE

13'2" x 12'2" (4.02m x 3.71m)

Two wall mounted glass fronted eye level cupboards. A double double glazed window to the front elevation and a radiator. Door leading to:

INNER HALLWAY

Benefiting from two built-in cupboards, one with shelves and a radiator and the other has coat hooks. Radiator. Doors leading to:

KITCHEN

11'11" x 9'6" (3.64m x 2.91m)

A modern kitchen with a range of grey fronted storage units, wood effect work tops and blue tiled splash backs. Built-in electric hob and an eye level oven. Free standing fridge. Space and plumbing for a washing machine and tumble dryer. Composite sink and drainer. Worcester gas combination boiler. Double glazed window and a radiator.

BEDROOM 1

12'0" x 10'6" (3.68m x 3.22m)

With a built-in shelved cupboard plus a radiator and a double glazed window to the rear elevation.

WET ROOM

5'8" x 5'1" (1.73m x 1.57m)

Fitted in recent years with an electric shower and assistance rails. High level WC and a low level wash hand basin. Respotex walls. Radiator.

OUTSIDE

To the front of the property there is an open plan lawned area and at the rear there is communal parking plus green areas with drying facilities.

DIRECTIONS

Proceeding along the A30 westbound from Redruth take the first exit left towards Pool. At the first set of lights turn left and continue up to the crossroads and traffic lights at the top of Tuckingmill Hill. Proceed straight on and take the first turning right towards Camborne. Continue to the mini roundabout and turn right where the property will be found on the right hand side.

AGENTS NOTE

There is a 125 year lease commencing from 2000. The buildings insurance charge is £106.72 per annum and we are informed by Coastline that the service charge is variable. There is no ground rent.

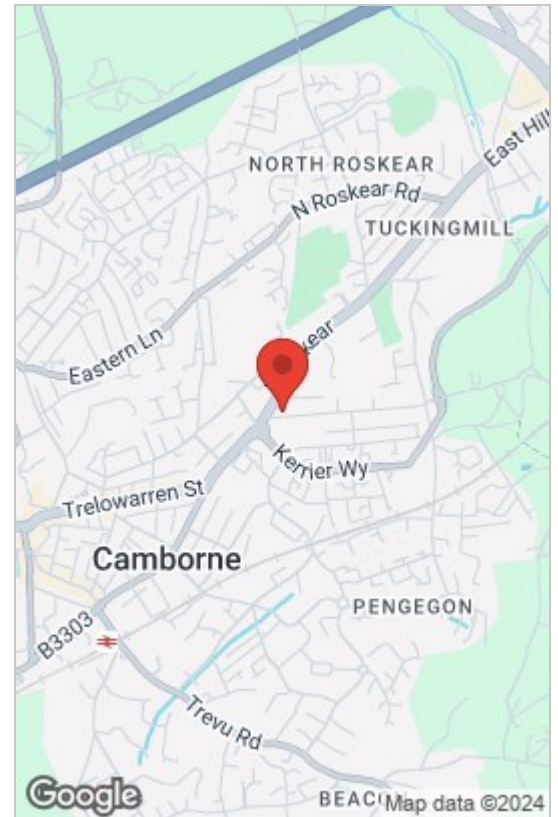
SERVICES

Mains drainage, mains metered water, mains electricity, mains gas heating.

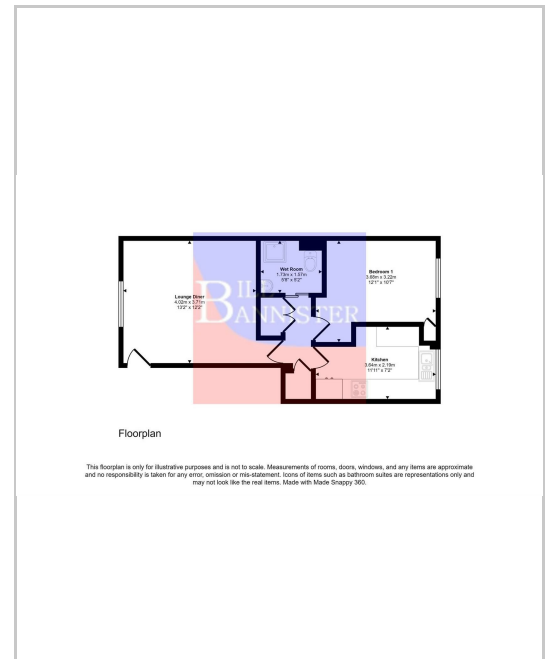
Broadband highest available download speeds - Standard 10 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

Area Map



Floor Plans



Energy Efficiency Graph

