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# BILL BANNISTER

Sales & Lettings



## Chimneys

Trevoole, Camborne, TR14 0RN

**Guide price £595,000**





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Situated down a private driveway, we come to this very well presented detached bungalow having been in the same ownership for many years. It is heated using an LPG gas system and this is of course complemented by double glazing. There are three bedrooms and a lounge with a good open aspect and patio doors to the outside. There is also a separate dining room which could be used as a fourth bedroom if so required. The kitchen is equipped with appliances and offers plenty of storage facilities. There is a family bathroom with a separate shower cubicle in addition to the panelled bath. A cloakroom is also provided. Externally there is plenty of parking and the lovely grounds are lawned for the most part and are estimated to be approximately 1.3 acres. Obviously there are endless possibilities here for the keen gardener, there are several outbuildings and the site is well enclosed. Situated in a pleasing rural environment, it is perhaps three quarters of a mile from Praze village with facilities and Camborne town is within two and a half miles. In our opinion, this is a very interesting proposition for those wishing to have family sized living but also such potential with the grounds.

## **ENTRANCE PORCH**

Tiled with a small paned door.

## **HALLWAY**

Fitted cupboards, one housing a Baxi propane gas boiler. Access to loft via a loft ladder which is partially boarded with power. Radiator.

## **LOUNGE**

**14'8" x 15'5" (4.49m x 4.72m)**

A lovely dual aspect room with patio doors to the side and views over the grounds. There is a focal wood and marble fire surround with an inset gas fire. Pine ceiling and a radiator.

## **DINING ROOM**

**8'10" x 8'8" (2.71m x 2.65m)**

With a radiator.

## **BEDROOM 1**

**10'10" x 11'9" (3.32m x 3.59m)**

With a radiator.

## **BEDROOM 2**

**10'9" x 10'9" (3.30m x 3.28m)**

With a radiator.

## **BEDROOM 3**

**11'7" x 8'8" (3.54m x 2.65m)**

With a radiator.

## **KITCHEN**

**14'5" x 8'11" (4.40m x 2.73m)**

Well appointed having a composite sink with plenty of working surfaces having cupboards and drawers beneath, complementary eye level units and some wall tiling. Spot lights. Appliances include a microwave and conventional oven, a hob, cooker hood, a dishwasher and a fridge/freezer.

## **BATHROOM**

**7'8" x 7'11" (2.34m x 2.42m)**

Twin grip panelled bath, a circular wash hand basin and a fitted cupboard. There is a separate corner shower cubicle with a mains shower. Enclosed cistern wc. This room is tiled and has a radiator.

## **CLOAKROOM**

**5'2" x 4'6" (1.60m x 1.38m)**

Wash hand basin and wc. Floor and wall cupboards. Tiled floor.

## UTILITY

**5'1" x 6'6" (1.57m x 1.99m)**

Space for white goods and two cupboards. Tiled floor and internal access to:

## GARAGE

**11'8" x 24'0" (3.56m x 7.32m)**

With an electric roller door and a side window. Power connected.

## OUTSIDE

In addition to the garage there is plenty of parking and turning available. The plot is rectangular being generally very well enclosed with some formal lawns and we understand it to be in the region of one and a quarter acres. There are two outbuildings and a focal point pond. We feel that someone interested in perhaps keeping animals or taking up intensive gardening, then this must rank high on the list.

## DIRECTIONS

From Camborne town take the Helston road towards Praze An Beeble. Passing the Old Shire on your left continue for approximately a mile and the road bends to the right and starts to climb. You will see a For Sale board on the left and turn immediately left into the driveway.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

## SERVICES

Private drainage (septic tank), mains metered water, mains electricity, bottled gas heating.





## Road Map



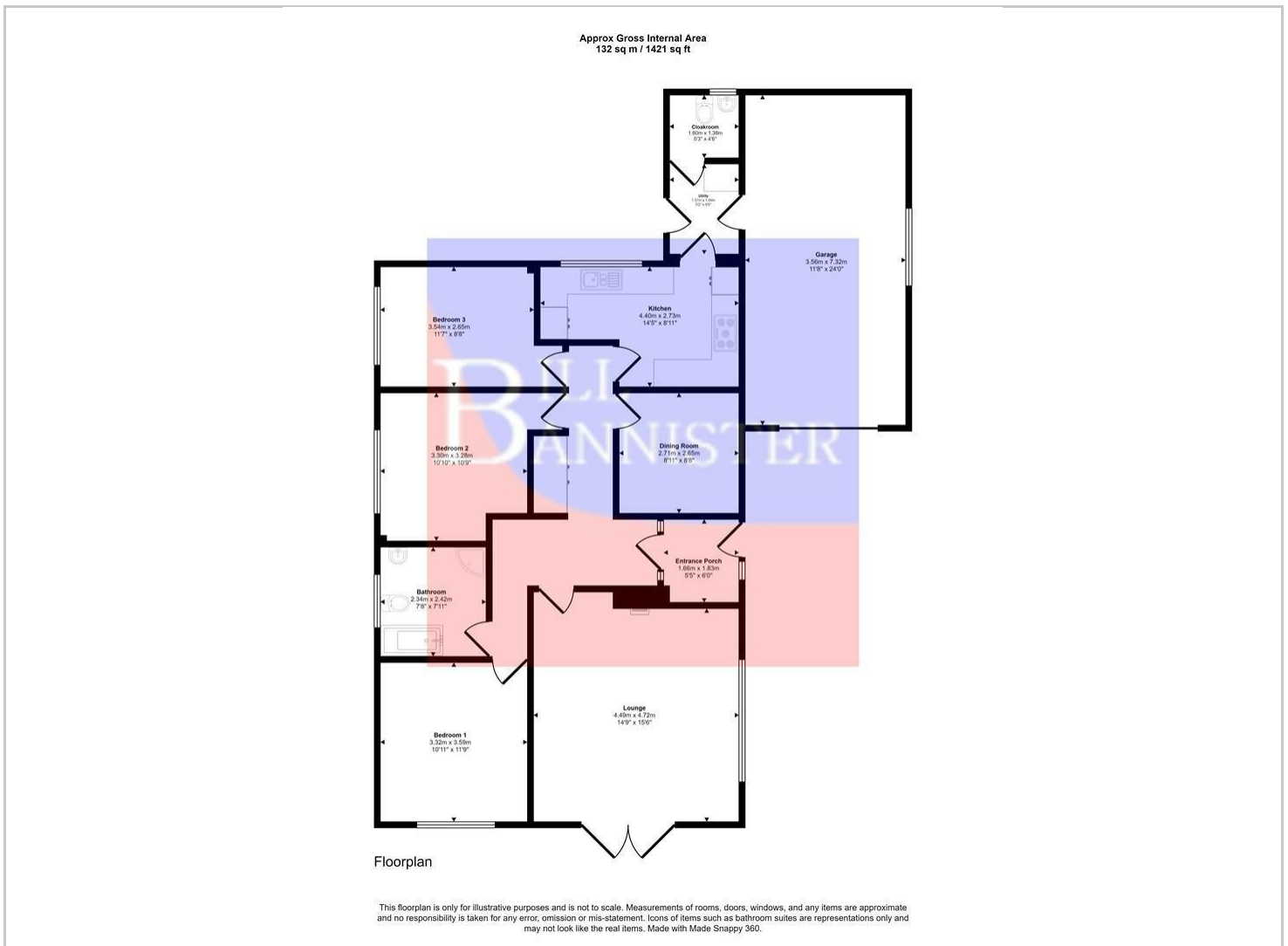
## Hybrid Map



## Terrain Map



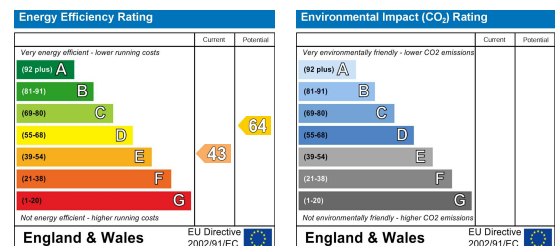
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.