

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



Corner Cottage, 19a Roskear

Camborne, TR14 8DF

£199,950



Situated in a convenient location and offered with no onward chain, this corner cottage benefits from character accommodation. There are two bedrooms, a lounge/diner, fitted kitchen, first floor bathroom and the bonus of a front conservatory. The property is double glazed and this is complemented by a part gas heating system via a back boiler. Externally there is a lovely well enclosed garden plus the benefit of a single garage.



Corner Cottage is a traditional home with some interesting features and it combines modern facilities with double glazing and part central heating. There is a generous conservatory to the front leading through to the lounge/diner with open tread stairs and beyond this is a kitchen with various appliances. To the first floor there are two bedrooms and a family bathroom. Externally there is a lovely front garden being quite generous and very well enclosed, thoughtfully stocked with a variety of plants and shrubs. To the side is a garage and beyond this is a pathway shared with next door. To the front there is a pedestrian right of way over the other half of the property leading to the main road. Conveniently placed within a level distance of Camborne town, it has bus stops nearby and a Tesco store within approximately a quarter of a mile. Camborne provides a good range of shops, out of town facilities and a main line railway station.

FRONT CONSERVATORY

13'3" x 6'2" (4.04m x 1.90m)

Double doors to the garden, delabole slate floor and double doors to:

LOUNGE/DINER

18'6" x 14'0" (5.65m x 4.29m)

An interesting room focusing on a brick fireplace flanked by alcoves, a meter cupboard, shelving and a Baxi gas fire with a back boiler for the hot water and radiators. Open tread stairs to the first floor with iron scroll uprights. Half glazed door with interesting coloured inserts leads to:

KITCHEN

18'3" x 5'11" (5.58m x 1.82m)

Single drainer sink unit plus an array of working surfaces with cupboards and drawers beneath, splash backs and eye level units. Fitted washer/dryer, a cooker and a fridge/freezer. Window to the rear with horizontal blinds. Tiled floor with a slate effect.

FIRST FLOOR

BEDROOM 1

10'1" x 13'6" (3.09m x 4.14m)

Radiator.

BEDROOM 2

7'6" x 9'9" (2.29m x 2.98m)

With a storage box.

TWO LANDINGS

With loft access, a radiator and a roof light.

BATHROOM

9'8" x 5'1" (2.96m x 1.56m)

Panelled bath with an electric shower, tiled surround, a curtain and rail. Pedestal basin and a low level wc. Electric heater, partial wood panelling and a double airing cupboard housing a hot water cylinder.

OUTSIDE

To the side of the property is a GARAGE with an up and over door and power connected. As previously mentioned, the front garden is particularly pleasant, quite generous and very well enclosed. It has lawns, shrubbery, an archway and paths. In our opinion this is an interesting feature of the property. There is a pedestrian gate leading to the next door property and this has a right of way to the main road. To the rear there is a pathway shared with the property to the rear leading to the road. This rear access is for emergency use only.

DIRECTIONS

Leaving the A30 westbound at the first Camborne exit turn left and then left at the lights. Keep to the right hand lane and turn right at the lights proceeding down the hill into Tuckingmill. Continue through Tuckingmill passing the church on the left and then take the next right into Roskear Road where the property will be found immediately on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

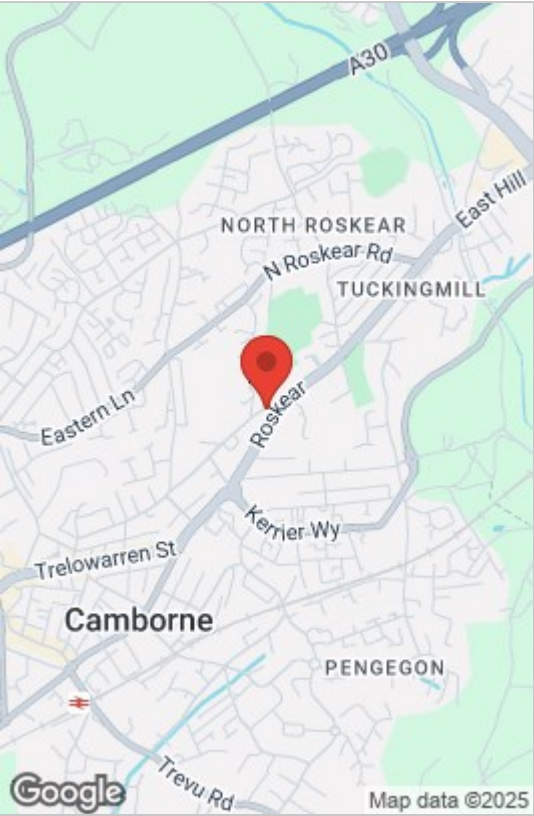
SERVICES

Mains drainage, mains water, mains electricity and part mains gas heating.

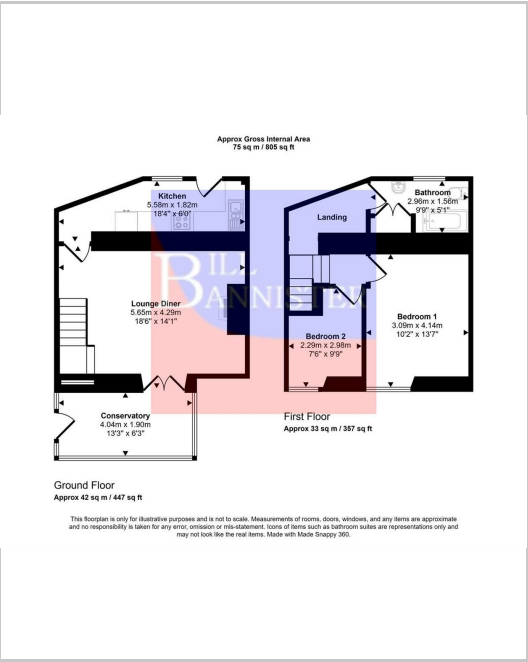
Broadband highest available download speeds - Standard 11 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

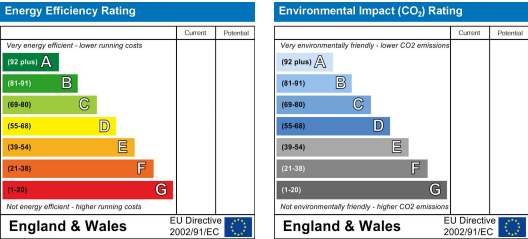
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.