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BILL BANNISTER

Sales & Lettings



31 Edward Street

Tuckingmill, Camborne, TR14 8NZ

£239,950



This updated character terraced house is situated in a convenient location and benefits from family sized living accommodation. There are three bedrooms, a lounge with a wood burner, a kitchen/diner, a rear sun lounge/utility and a first floor bathroom. Externally there is a lovely well stocked rear garden with the added bonus of an external studio room.



Making an ideal first time buy, we are delighted to offer for sale this terraced house which has been much improved by the current vendors whilst retaining many traditional features. Offering deceptively large living space with the benefit of three bedrooms and a separate external 'studio room' which could be repurposed/redeveloped as a guest bedroom. Internally, a welcoming living room with a large inglenook fireplace and wood burner leads through to a generous and well equipped kitchen/diner offering an ideal space both for food preparation and socialising with an adjoining sun room adding to the existing space available. To the first floor there are three bedrooms, two of which are doubles whilst the third has been cleverly laid out to include a built-in raised single bed making the most of the space available. The internal accommodation is complemented by a well appointed family bathroom. Externally, the secluded rear garden is draped with a tapestry of flowering plants creating a living canopy leading to an external studio room with an open beamed ceiling. There may be potential to repurpose this space to a guest room subject to any required planning consent. A pathway leads to a gate accessing a communal access lane to the rear. Offering excellent access to Camborne with its comprehensive amenities, rail and bus transport links, the A30 trunk road is also easily accessible. Further afield, Portreath beach can be reached in less than fifteen minutes by car with many other amenities and local attractions also nearby.

A wooden front door leading to:

ENTRANCE VESTIBULE

Stairs leading to the first floor and a rustic middle opening double door leading to:

LOUNGE

14'2" x 12'6" (4.33m x 3.83m)

Sash window overlooking the front with a wooden shutter and a window sill with seat and storage space below. Feature inglenook fireplace with a wood burner having a small oven facility. Wooden shelving and storage cupboards in alcoves either side of the fireplace. Carbon monoxide alarm and a boxed-in radiator. Authentic beamed ceiling, understairs seating with storage below and an alcove leads to:

KITCHEN/DINER

10'0" x 10'11" + 6'4" x 11'0" (3.06m x 3.34m + 1.94m x 3.37m)

Fitted with a range of eye level and base level drawers and storage units with roll edge work surfaces. Hotpoint hob with a glass splash back and an Elica extractor fan over. Built-in Beko double oven and grill. Single composite sink and drainer. Authentic beamed ceiling, wall mounted upright radiator and a smoke alarm. Obscure glazed glass block window overlooking the sun room/utility room.

SUN ROOM/UTILITY

9'6" x 10'9" + 6'5" x 7'3" (2.92m x 3.30m + 1.97m x 2.21m)

Two velux roof lights and a upvc double glazed window to the rear elevation with a radiator under. Ariston boiler, carbon monoxide alarm and a wooden stable door with obscure glazed panel and a upvc double glazed side panel leading to the rear garden. Wooden opening to stairs leading to:

FIRST FLOOR

LANDING

Wooden shelving and a smoke alarm.

BEDROOM 1

10'11" x 11'6" (3.34m x 3.52m)

Upvc double glazed window overlooking the rear garden and elevation. Radiator and a built-in open wardrobe with hanging space and shelving plus shelving above. Traditional fireplace with a tiled hearth.

BEDROOM 2

7'10" x 11'9" (2.39m x 3.60m)

Sash window overlooking the front elevation. Radiator and a traditional fireplace.

BEDROOM 3

8'3" x 8'11" (2.54m x 2.74m)

Sash window overlooking the front elevation. Built-in high level single bed with shelving below. Boxed-in radiator and a loft access hatch.

BATHROOM

5'7" x 7'10" (1.71m x 2.41m)

Low level wc and a wash hand basin with aqua panel splash back. Bath with a mixer shower over, aqua panel splash back and a glass shower screen. Wall mounted towel radiator, half wood panelling and an obscure double glazed window to the rear aspect. Extractor fan and loft access hatch.

OUTSIDE

A door from the sun room/utility leads out to the rear patio area with a lean-to over having a corrugated perspex roof. There is a refuse storage cupboard. Steps lead up to the rear garden having block paved paths with slate borders of mature plants, bushes and trees. A pergola feature adorned with flowering plants leads to a STUDIO ROOM 4.89m x 3.80m max (16' x 12'5) with an open beamed ceiling, a stove type fire, a Dimplex wall mounted electric heater, a glass block obscure glazed window to the rear and an obscure glazed side window. A pathway leads to a rear gate providing access to a rear pedestrian lane. There is also a SHED 3.72m x 1.57m (12'2 x 5'1) situated behind the studio room.

DIRECTIONS

From the A30 take the first Camborne exit, turn left at the lights and then proceed up to the next traffic lights and crossroads. Turn right and proceed down the hill into Tuckingmill and then turn right at the next set of lights into North Roskear Road. Take the first turning left into Edward Street and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

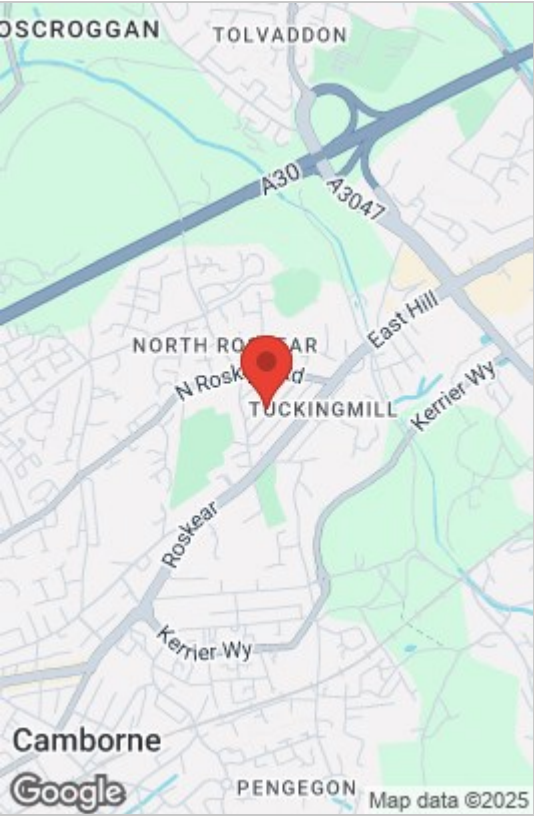
COUNCIL TAX BAND: B.

SERVICES

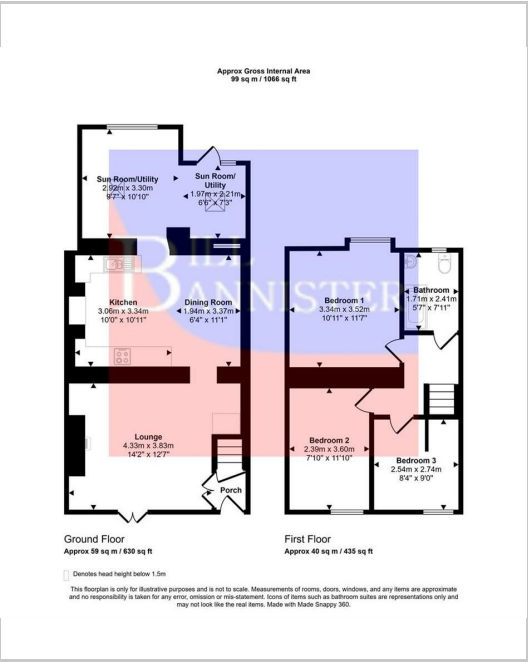
Broadband highest available download speeds - Standard 11 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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

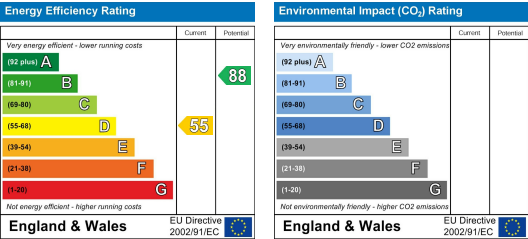
Area Map



Floor Plans



Energy Efficiency Graph



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