

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



23 Cadogan Road Camborne, TR14 7RY

£279,950



This lovely semi detached dormer bungalow was remodelled in 1999 and offers light and airy living accommodation. It benefits from a lounge, a fitted kitchen/diner with French doors to a side conservatory and a family bathroom. There are two first floor bedrooms with fine views and the master bedroom has an en-suite wash room plus fitted wardrobes. The property is double glazed and this is complemented by gas heating. Externally there are lovely well stocked enclosed rear gardens and paviour parking to the front.



Situated in a popular area on the outskirts of Beacon village, this well presented semi detached dormer bungalow has fine views. To the ground floor a hallway leads through to a fitted kitchen/diner, there is a lounge, a side conservatory and a ground floor bathroom. To the first floor there are two bedrooms and the master bedroom has fitted wardrobes with the bonus of an en-suite wc and basin. Externally there is paviour parking to the front for several vehicles and a thoughtfully laid out rear garden on different levels having plenty of borders, a rockery and a summerhouse. Beacon village is within a few hundred yards and here you will find a general store, a fish and chip shop, a public house, a butchers and bus services. Camborne town is within approximately one and a quarter miles.

ENTRANCE HALL

Stairs to the first floor and a radiator.

LOUNGE

12'11" x 11'8" (3.94m x 3.58m)

Electric pebble effect fire, a pine floor and a tall radiator.

KITCHEN/DINER

15'8" x 8'11" (4.79m x 2.74m)

One and a half bowl sink unit, plenty of working surfaces with cupboards and drawers beneath plus a peninsular unit. Eye level cupboards with splash backs beneath and a fitted oven, hob, hood and a fridge/freezer. Wall mounted gas boiler, a radiator and spot lights.

SIDE CONSERVATORY

7'6" x 20'4" (2.30m x 6.22m)

Partially panelled with a door to the rear.

BATHROOM

5'10" x 8'9" (1.80m x 2.69m)

Corner bath with a mixer and shower attachment, a wash hand basin with a splash back and a wc. Heated towel rail.

FIRST FLOOR

BEDROOM 1

8'11" x 14'2" (2.72m x 4.33m)

Fitted wardrobe, a dormer window with a fine view, a radiator and a wood stripped floor.

EN-SUITE

Wash hand basin and a wc. Loft access.

BEDROOM 2

7'0" x 10'0" (2.15m x 3.07m)

Fine views and a radiator.

LANDING

With a Velux roof light.

OUTSIDE

There is a hard standing for several vehicles to the front of the property and a very pleasant side and rear garden thoughtfully laid out and layered with borders and rockeries etc being generally well enclosed. Tucked away to one corner there is a summerhouse.

DIRECTIONS

From Camborne railway station proceed up Trevu Road towards the village of Beacon. Just before Beacon Square turn right into Cadogan Road and the property will be found down a lane at the end of first terrace of properties on the right. It may be as well to park here and walk to the property.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND:

SERVICES

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

Broadband highest available download speeds - Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

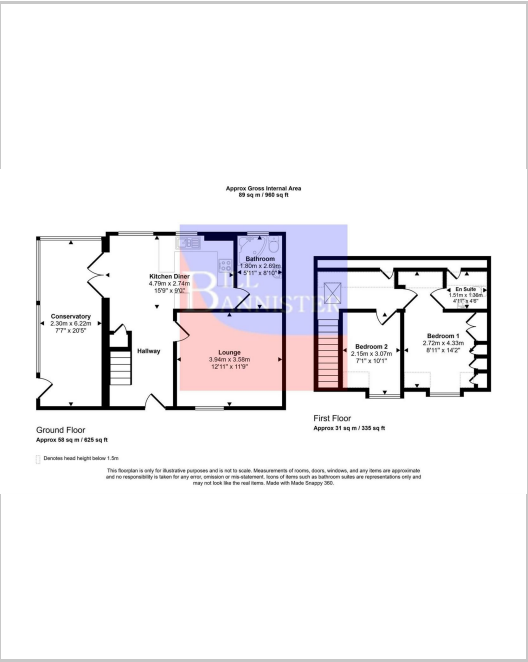
Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor only, O2 - Good outdoor only, Vodafone - Good outdoor only (sourced from Ofcom).

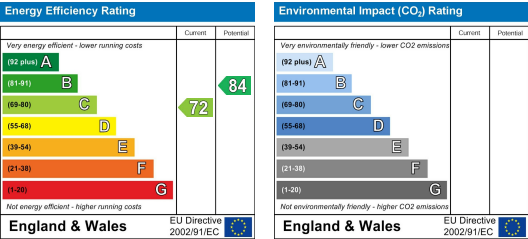
Area Map



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.