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Sales & Lettings



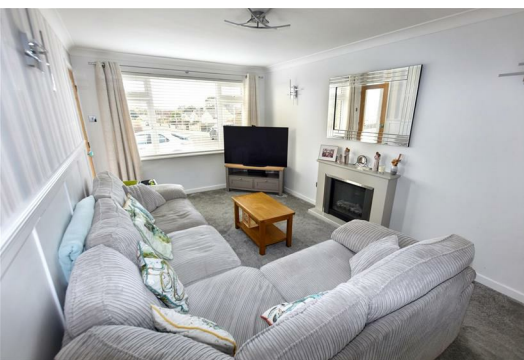
## 50 Roseland Park

Camborne, TR14 8LZ

**£268,000**



This lovely detached gable end bungalow has been updated in recent years and offers beautifully presented accommodation. There are two bedrooms, a lounge, a fitted kitchen/diner with appliances, a shower room and a useful utility room. The property has gas heating and this is complemented by double glazing. Externally there is driveway parking for several vehicles and a well enclosed rear garden plus two timber outbuildings.





Situated on the outskirts of Camborne in a popular residential location, this detached gable end bungalow offers very well presented accommodation. Internally there is a lounge, a well fitted kitchen/diner, a utility, two bedrooms and a shower room. The vendors inform us that both the kitchen and shower room have been refurbished. The property has double glazing and a modern gas heating system. There is also a PIV system which which creates clean air and prevents any condensation, The presentation is of credit to the owners and there are also very neat gardens to both front and rear with parking to the side and the bonus of two timber outbuildings. Access is given to Camborne, the A30 and the north coast at Portreath.

ENTRANCE HALL

Obscure glazed door and adjoining panels. Tiled floor and coat hooks. Door to:

UTILITY ROOM

4'4" x 4'7" (1.34m x 1.42m)  
Working surfaces with tiled splash backs, space for white goods and a radiator. Glazed door to:

LOUNGE

9'10" x 16'4" (3.02m x 4.98m)  
Focal point electric coal effect fire and surround. One wall has wood panelling to dado height, there are two wall lights and a matching centre light. Radiator.

KITCHEN/DINER

10'8" x 17'3" (3.26m x 5.27m)  
Single drainer stainless steel sink unit flanked by plenty of working surfaces having cupboards and drawers beneath, tiled splash backs and space for white goods. There is a carousel cupboard and matching eye level units. Appliances include an oven, hob, hood and a dishwasher. Wall mounted Glow Worm boiler, a door to the side elevation with a window either side. Two substantial built-in cupboards, spot lighting and a radiator.

BEDROOM 1

9'10" x 12'0" (3.02m x 3.67m)  
Radiator and spot lighting.

BEDROOM 2

9'9" x 11'8" (2.99m x 3.58m)  
Radiator and spot lighting.

SHOWER ROOM

6'11" x 5'2" (2.12m x 1.60m)  
Refurbished and having Respatex easy clean walls. Shower cubicle with a mains shower and a wash hand basin with a backlit mirror. Low level wc, ladder radiator, obscure glazed window and an extractor fan.

OUTSIDE

To the front there is a lawned garden with a side driveway providing parking for up to three vehicles. There are two timber outbuildings each having power connected and one having a wall mounted heater plus shelved storage. The rear garden is well enclosed with high fencing and a side gate. There is a paved area with steps leading up to a lawned garden and timber flower borders.

DIRECTIONS

From our office in Redruth take the main road towards Camborne, through Pool and up to the crossroads and traffic lights at the top of Tuckingmill Hill. Proceed down the hill and turn right by the mattress shop into North Roskear Road. At the mini roundabout continue straight on into Eastern Lane. At the T junction take the second turning right into Kings Road and continue on into Roseland Park. At the top turn right and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: C.

SERVICES

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

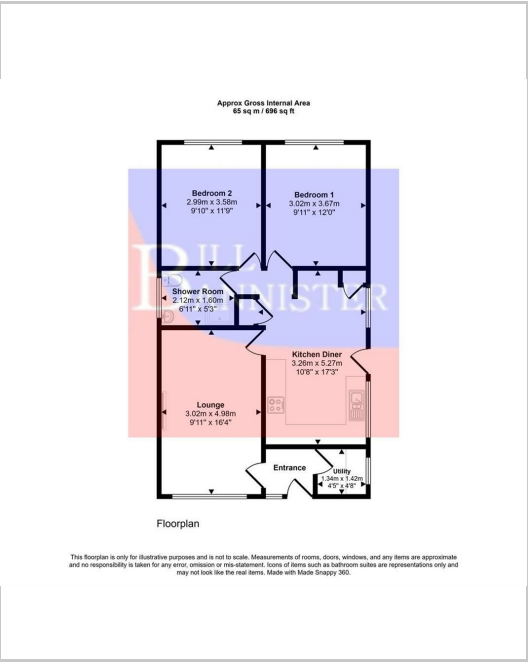
Broadband highest available download speeds - Standard 9 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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

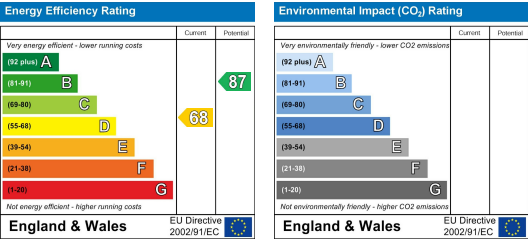
Area Map



Floor Plans



Energy Efficiency Graph



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