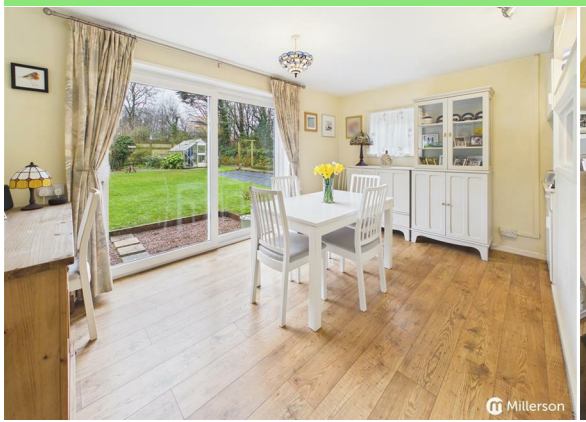
Rosewarne Gate
Camborne
TR14 0AB

Asking Price £270,000

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN AND UTILITY
- GENEROUS LEVEL REAR GARDEN
- DRIVEWAY AND GARAGE
- TUCKED AWAY LOCATION
- SCAN QR FOR MATERIAL INFORMATION



Millerson
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1049.00 sq ft

3

1

2

D56

PROPERTY DESCRIPTION

Situated in a unique tucked away location on the outskirts of Camborne, this semi detached family home enjoys a generous level plot, parking and gardens. The accommodation is well presented throughout, briefly comprising a welcoming entrance hall, cosy living room, kitchen, dining room with patio doors to the rear garden, utility, cloak room and store room, three first floor bedrooms and a three piece bathroom. Outside, the property is nicely set back with a pleasant front garden, driveway providing parking and garage for storage. The rear boasts a superb, family friendly garden with expansive lawn, two green houses and a useful tool shed. The property also benefits from double glazing and electric heating.

LOCATION

Rosewarne Gate is a unique location, situated within the grounds of Duchy College Rosewarne, a quiet Campus set in 120 acres of grounds focusing on Agriculture, Animal Care, Countryside Management, Horticulture and more. Located on the edge of Camborne, a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town benefits from a range or retail and leisure facilities, schools for all ages, doctors surgeries, and bus station. Several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Composite double glazed door into:

ENTRANCE HALL

Double glazed window, space for hanging coats, wood effect flooring, night storage heater, stairs to first floor, doors to kitchen and living room

LIVING ROOM

A cosy living room with a feature fireplace with tiled surround, wood effect flooring, double glazed window.

KITCHEN

Fitted with a range of matching shaker style base and wall units, wood effect work surfaces with tiled splash backs, stainless steel sink with drainer, electric oven, walk-in pantry with double glazed window and shelving, additional built-in storage cupboard, double glazed window, wood effect flooring door into utility and opening into:

DINING ROOM

A lovely reception room with plenty of space for dining table and chairs, wood effect flooring, night storage heater, sliding patio doors to rear garden.

UTILITY

A useful utility room with spaces for washing machine and tumble dryer and fitted worktop over, base and wall units, fitted shelving, 'Belfast' style sink with drainer, tile effect flooring, obscure double glazed window, storage area into open roof space, cloak hang space, doors to cloak room, store room and rear garden.

CLOAK ROOM

W.C with high level cistern, obscure double glazed window, tile effect flooring.

STORE ROOM

Fitted with kitchen units, tile effect flooring, space for fridge/freezer.

FIRST FLOOR

LANDING

Double glazed window, airing cupboard housing immersion water heater, night storage heater, doors to bedrooms and bathroom.

BEDROOM ONE

A comfortable double bedroom with double glazed window over looking the rear garden, loft access hatch.

BEDROOM TWO

A second double bedroom with double glazed window over looking the rear garden.

BEDROOM THREE

A single bedroom currently used as an office/study with double glazed window, over stairs storage cupboard.

BATHROOM

A three piece bathroom suite comprising bath with shower attachment, W.C with high level cistern and hand basin, heated towel rail, half tiled walls, obscure double glazed window, electric heater.

OUTSIDE

The property is approached through a pedestrian gate into a pleasant front garden which is laid to lawn with mature hedged borders. Adjacent to the garden is a driveway providing off road parking which sits in front of a single garage which would benefit from some remediation. A pedestrian gate gives access into the rear where you will find a generous, sunny level garden which is predominantly laid to lawn. There are two green houses, a tool shed, a combination of fence and hedged boundaries and provides the perfect space for children, pets and entertaining.

DIRECTIONS

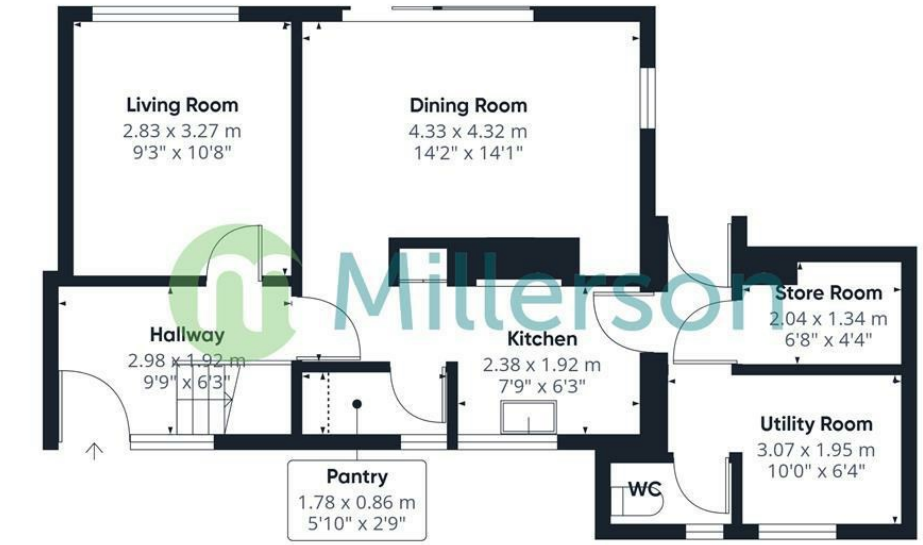
Travelling out of Camborne on the Tehidy Road, proceed under the bridge talking the first left to Reskadinnick. Turn immediately left, following the road into Duchy College where the property can be found on your left hand side.

MATERIAL INFORMATION

Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: D
Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None is installed.
Heating features: Night storage, Double glazing, and Open fire
Broadband: FTTC (Fibre to the cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

97.5 m²
1049 ft²

Reduced headroom

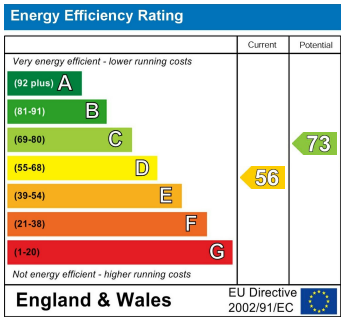
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents
29 Commercial Street
Camborne
Cornwall
TR14 8JX
E: camborne@millerson.com
T: 01209 612255
www.millerson.com

Scan QR Code For Material Information

Scan me!

Millerson
millerson.com