

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

# BILL BANNISTER

Sales & Lettings



## 37 Dolcoath Road

Camborne, TR14 8RW

**£249,950**





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Coming to the market chain free and for the first time in over 60 years is this three bedroomed, two reception roomed property, within walking distance or a short drive of many local amenities and with a very pleasant c.100 foot rear garden which is quite the suntrap due to its partial westerly aspect. In need of some modernisation but with new gas fires in each of the reception rooms, this family home will make an ideal first purchase or as an investment. On entry, there is a very practical entrance porch which opens via an internal front door into a staggered hallway with stairs to the first floor. Reception room one is at the front of the property and features a recently fitted gas fire with reception two/dining room immediately behind, also fitted with a recently installed gas fire. Returning to the hallway, there is a sliding door entry into a fully tiled U-shaped fitted kitchen with enough room for a number of free standing and under counter appliances including space and plumbing for both a washing machine and a slimline dishwasher. There is also space for a full height fridge/freezer. Entry is gained to the rear patio and garden from the kitchen. Stairs to the first floor lead to a quarter landing before leading to a split level reverse L-shaped landing that has the added benefit of a large built-in full height wardrobe with sliding mirrored doors. There are shared steps up into bedroom one and bedroom two which are both located at the front of the property. Bedroom three is to the rear and has been most recently used as a study/office but this could be re-purposed back to bedroom use. All three bedrooms are complemented by a large shower room that includes a large built-in shelved storage cupboard and a further work surface with storage below. The shower room is also home to the gas boiler on which we understand from the vendor that there is a considerable portion of guarantee remaining. Externally, from the pedestrian pathway a gate opens into a fully enclosed and south facing primarily laid to lawn front garden with a tiled frontage to the property. The rear garden is accessed via a side patio from the external kitchen door. There is a brick built outbuilding divided internally into two, ideal for storage although we understand from the vendor there is plumbing available for an outside WC. The pathway leads to a garden shed. There is a laid to lawn area bordered by traditional walled borders on each side fronted by mature bushes, plants and shrubs. There is a traditional walled border topped by mature hedging to the rear. This garden is c. 100 feet in length and benefits from its westerly aspect ensuring plenty of sunshine during the appropriate months. Situated in a convenient location close to the town centre with excellent amenities and transport links, there is a primary and nursery school and the bonus of a major supermarket all within a short walking distance. In terms of other amenities, the town offers a range of independent and chain stores, doctor's surgeries and dentists, a mainline railway station and bus station. The A30 trunk road is within two miles. Further afield, Portreath Beach can be reached in under fifteen minutes by car. Here you will find access to the famous South West Coastal Path.

Tehidy Country Park, the largest area of woodland in West Cornwall along with Tehidy Park Golf Club are within similar distances.

Upvc front door with an obscure double glazed half panel and a high level obscure double glazed panel above opens to:

## ENTRANCE PORCH

Internal front door with two obscure double glazed panels opens to:

## HALLWAY

A staggered hallway with stairs to the first floor. Door opens to an understairs storage cupboard.

## RECEPTION 1/LOUNGE

**14'3" x 11'5" (4.35m x 3.48m)**

Upvc double glazed window overlooking the front garden and aspect. Coal effect gas fire set on a manufactured stone hearth in a wooden fireplace with alcoves to either side.

## RECEPTION 2/DINING ROOM

**10'10" x 11'0" (3.32m x 3.37m)**

Wood framed double glazed window overlooking the rear garden and aspect behind a deep sill. Coal effect gas fire set in a wooden fireplace surround with alcoves to either side.

## KITCHEN

**7'7" x 10'7" (2.33m x 3.24m)**

Fully tiled U shape kitchen fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Space for an under counter fridge and space for a free standing gas cooker. Wood framed double glazed window overlooking the rear garden and aspect with roll edge work surfaces. Single composite sink and drainer below a wood framed double glazed window overlooking the side patio and aspect. Space and plumbing for an under counter slimline dishwasher and washing machine. Space for a tall fridge/freezer. Aluminium door with a full obscure double glazed panel opens to the side patio.

## FIRST FLOOR

### LANDING

Split level in a reverse L shape. Loft access hatch. Built-in full height wardrobe with hanging space, shelved storage and sliding mirrored doors. Steps up to:

### BEDROOM 1

**9'4" x 11'11" (2.87m x 3.65m)**

Upvc double glazed window overlooking the front garden and aspect.

### BEDROOM 2

**7'8" x 11'8" (2.36m x 3.56m)**

Upvc double glazed window overlooking the front garden and aspect.

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### BEDROOM 3

7'10" x 10'9" (2.41m x 3.28m)

Recently used as a study with a wood framed double glazed window overlooking the rear garden and aspect.

### FAMILY SHOWER ROOM

11'8" x 7'7" (3.58m x 2.32m)

Low level wc and a wash hand basin with a tiled splash back. Shower cubicle with a Mira Jump electric shower, aqua board splash back and a hinged shower screen door. Built-in shelved storage cupboard with sliding doors. Roll edge work surface with storage cupboards and drawers below with a mirror above. Wall mounted storage cupboard. Wood framed obscure double glazed window to the rear aspect. Vokera boiler.

### OUTSIDE

To the front a gate opens from a pedestrian pathway leading to the front door. The garden is fully enclosed being south facing with traditional walled borders. There is a laid to lawn area and a tiled footpath across the front of the property. A door from the kitchen opens to a side patio with an external tap and an external light. There are two outbuildings with one having plumbing for a wc. A pathway leads to a garden shed and there is a rear laid to lawn area with a traditional walled border fronted by a border of mature bushes, plants and shrubs to both sides. To the rear there is a traditional wall topped by hedging.

### DIRECTIONS

From our office in Redruth take the main road towards Camborne, through Pool and up to the crossroads and traffic light at the top of Tuckingmill Hill. Turn left at the lights and then turn right at the next set of lights towards Camborne. At the roundabout take the third exit into Dolcoath Road and the property will be found on the right hand side.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

### SERVICES

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

Broadband highest available download speeds - Standard 12 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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





Road Map



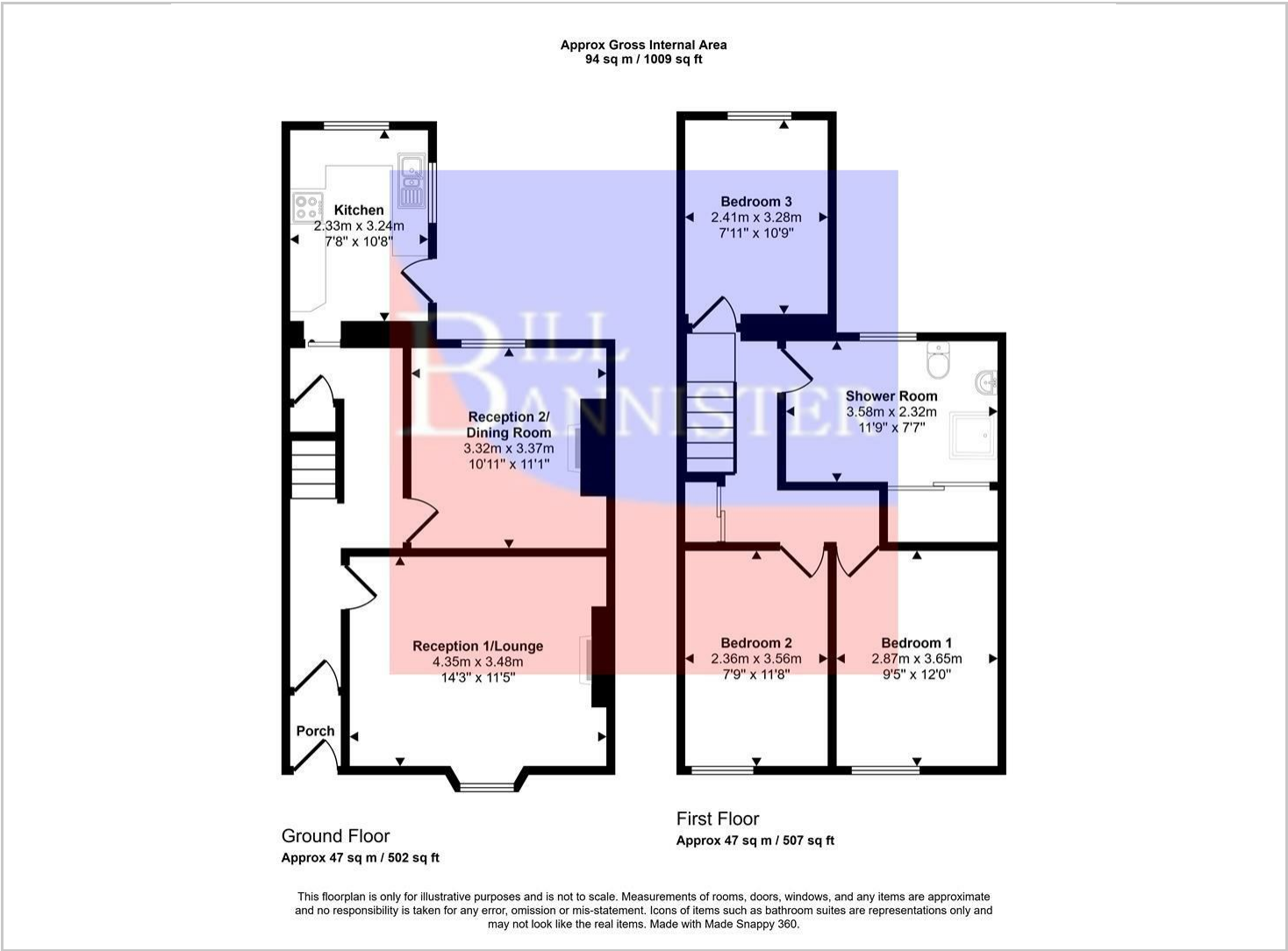
Hybrid Map



Terrain Map



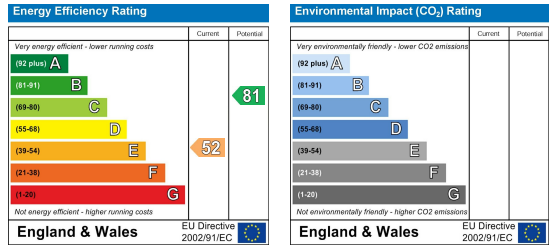
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

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.