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Trecarrack Road, Camborne

Offers Over £200,000
Freehold





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Property Introduction

Offered for sale chain free!

A semi-detached three bedroom bungalow benefiting from driveway parking, garden to the front and a surprisingly generous private garden to the rear.

The entrance porch leads into the spacious lounge and the kitchen opens into the sunroom with views over the private rear garden.

Benefiting from three bedrooms, a shower room and a principal bedroom with an en-suite WC.

Externally the property benefits from a low maintenance front garden. The rear garden has a patio and lawn which leads out to the private driveway with parking for two cars.

Location

Trecarrack Road is situated on the eastern side of Camborne with quick access to the A30 at the top of Tuckingmill. The bungalow is only a minutes' walk from the bus stop with regular buses going to Tescos, Camborne and Redruth as well as the mainline train service running from Camborne with direct routes to London Paddington. Camborne offers a range of shops, doctors, schools and public houses.

Some of the nearby attractions include Tehidy Woods which offers beautiful country walks and of course the incredible beaches of the North coast are only a fifteen/twenty minute drive away. The Cathedral City of Truro is also not far from the property at just over twelve miles distant, here you will find an extensive range of retail outlets and leisure facilities.

ACCOMMODATION COMPRISES

uPVC composite door opening to the:-

ENTRANCE PORCH

Carpeted flooring, cupboard housing the fuse boards. Wooden door with opaque glass opening into the:-

LIVING ROOM 14' 11" x 10' 6" (4.54m x 3.20m)

A great size with large uPVC double glazed window (glazed panel to be replaced) looking out to the front garden, carpeted flooring, electric radiator, ample space for a two or three piece suite. Door opening into the kitchen and door opening into the:-

KITCHEN 10' 5" x 8' 4" (3.17m x 2.54m) maximum measurements

Ample eye and base level units running to three sides, tiled splashbacks, marble effect composite worktops and spaces for an electric oven and a washing machine. Large open archway looking through to the sunroom and the private garden. Door opening into airing cupboard with shelving and housing the hot water tank. Slate effect tiles. Opening through to:-

SUNROOM 10' 7" x 9' 1" (3.22m x 2.77m)

Double glazed to two sides enjoying views out to the private rear garden. Continuation of slate effect tiled flooring from the kitchen and large eye-level open archway looking through to the kitchen. Electric radiator and uPVC double glazed door leading out to the garden.

HALLWAY

Carpeted flooring and doors off to three bedrooms and the shower room.

SHOWER ROOM

Tiled floor to ceiling and consisting of a low level WC, wash basin and a large shower tray with electric shower over. Built-in mirror, chrome heated towel rail and uPVC double glazed window with opaque glass. Access hatch to the loft space.

PRINCIPAL BEDROOM ONE 12' 0" x 7' 2" (3.65m x 2.18m) plus recess

Large uPVC double glazed window looking out to the front garden, carpeted flooring, electric radiator and access hatch to loft. Recessed area perfect for a built-in wardrobe. Door to:-

EN-SUITE WC

Low level WC and wash basin, built-in shelving and storage. Tiled floor.

BEDROOM TWO 10' 0" x 5' 10" (3.05m x 1.78m)

Large uPVC double glazed window looking out to the front. Perfect as a single room, study or dressing room. Electric radiator and carpeted flooring.

BEDROOM THREE 10' 2" x 7' 5" (3.10m x 2.26m)

Window enjoying views over the rear garden. Carpeted flooring and electric radiator.

OUTSIDE FRONT

A area laid to lawn on a incline bordered by mature bushes on each side, a narrow concrete drive runs along the side and a path leads up to the entrance.

REAR GARDEN

A surprisingly spacious garden with large patio, tall fences for privacy and lawn with concrete hard standing. A path runs around to the side of the property giving rear access and there is a shed for storage. External water tap, and two steps up take you to the private drive where you have parking for one to two cars.

SERVICES

Electric heating, mains water and mains drainage.

AGENT'S NOTES

The property is Council Tax band 'B'.

DIRECTIONS

From Tesco head out of town along Kerrier Way and take the turning on the right into Pengegon Take the second left before the trainline onto Trecarrack Road where you will see the bungalow on the left hand side. Take the first left by the bungalow and you will find the parking to the rear. If using What3words:- nods.butterfly.denim

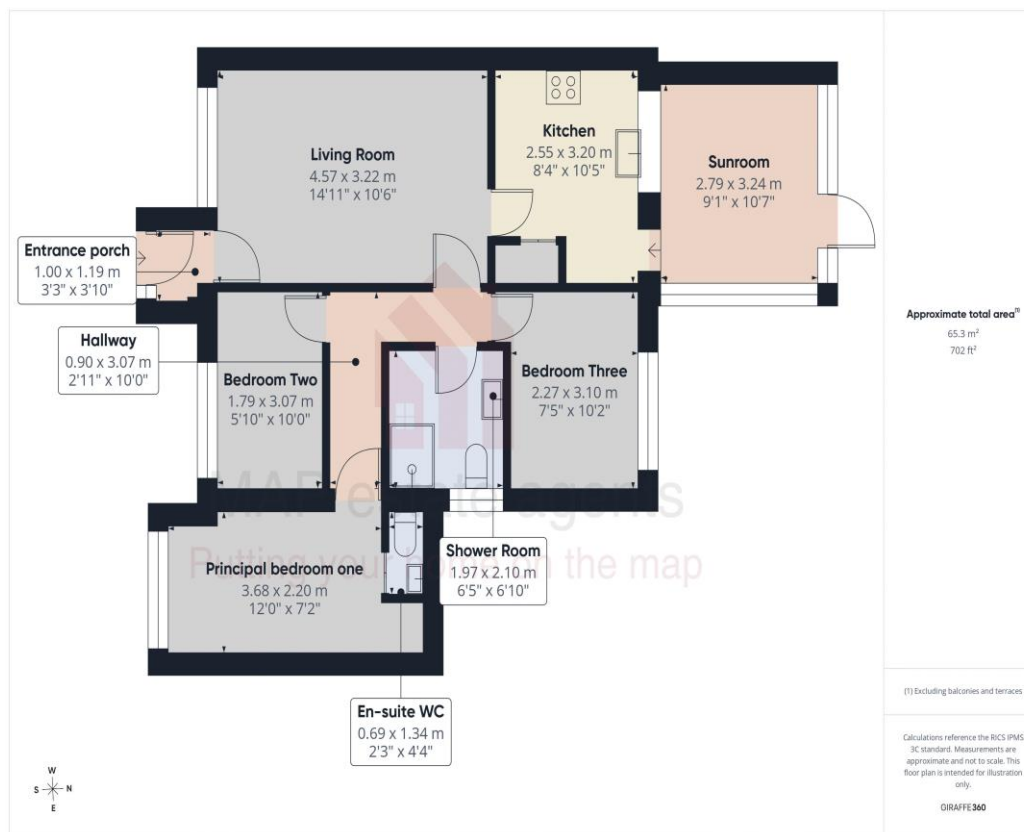


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached bungalow
- Private driveway
- Three bedrooms
- Sunroom and entrance porch
- Shower room
- Generous garden
- Close to bus stop
- Offered for sale chain free



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