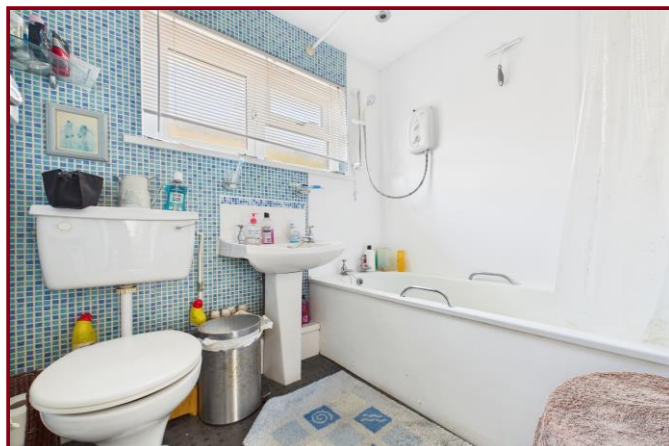




**MAP estate agents**  
Putting your home on the map

**Beacon,  
Camborne**

**£240,000  
Freehold**







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Camborne**

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## **Property Introduction**

Situated within a cul-de-sac of similar style bungalows, this detached bungalow is ideal for a first time buyer or retired persons.

The property benefits from two bedrooms, there is a lounge/dining room and fitted kitchen, in addition to the bathroom one will find a utility room. There is gas fired central heating and the windows and doors are uPVC double glazed.

To the outside there is paviour parking to the front whilst the driveway to the side gives additional parking and also access to an extended garage/workshop. The rear garden is paved and gravelled to reduce maintenance and has a substantial timber shed.

A property that requires closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

Situated on the outskirts of the popular Cornish town of Camborne, which is renowned for its historic mining heritage and offers a good range of local shops and amenities which also includes a mainline railway station with direct links to London Paddington and the north of England.

Access to both north and south coasts is within a reasonable travelling distance, both being popular for various types of water sports such as surfing and sailing as well as their contrasting coastlines. Within a short commute is the cathedral city of Truro, which is approximately fifteen miles distant, the south coast university town of Falmouth is within twelve miles and Portreath on the north coast, which is noted for its sandy beach and active harbour, will be found within six miles.

## **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

## **HALLWAY**

L-shaped with access to loft space and featuring spotlighting. Access to loft space. Doors open off to:-

## **LOUNGE/DINER 16' 3" x 9' 4" (4.95m x 2.84m)**

uPVC double glazed window to the front. Featuring recessed four door storage unit and focusing on a wood fire surround with marble back and hearth housing a gas coal effect fire. Radiator.

### KITCHEN 9' 10" x 8' 6" (2.99m x 2.59m)

uPVC double glazed door and window to rear. Remodelled with a range of eye level and base units having a range of roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Integrated dishwasher, electric cooker point and radiator.

### BEDROOM ONE 11' 0" x 9' 11" (3.35m x 3.02m)

uPVC double glazed window to rear. Overbed storage unit with full height wardrobe to one side and radiator.

### BATHROOM

uPVC double glazed window to side. Fitted with a low level WC, pedestal wash hand basin and panelled bath with 'Mira' electric shower over. Part shower boarding to walls and radiator.

### UTILITY 5' 5" x 4' 2" (1.65m x 1.27m)

Space and plumbing for an automatic washing machine and tumble dryer, extensive shelving and wall mounted 'Baxi' combination gas boiler.

### BEDROOM TWO 9' 1" x 8' 0" (2.77m x 2.44m)

uPVC double glazed window to the front. Two sliding door wardrobe unit and radiator.

### OUTSIDE FRONT

To the front the property has an extensive paviour parking area suitable for three vehicles and a driveway to the side gives additional parking and leads to a car port and:-

### GARAGE/WORKSHOP 17' 1" x 14' 10" (5.20m x 4.52m) L-shaped, maximum measurements

Automatic roller door to the front and side and having power and light connected.

### REAR GARDEN

The rear garden is enclosed, largely paved with gravelled beds and features a timber storage shed. Pedestrian access leads to one side of the property and there is an external water supply.

### SERVICES

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

### AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'B'.

### DIRECTIONS

Proceeding past the Tesco superstore on the right hand side on Foundry Road, continue for a short distance to the roundabout, proceeding straight across into Meneth Road. At the next roundabout continue straight into Tregrea where one turns first right into a cul-de-sac where the property will be identified on the right hand side. If using What3words:- drifters.breathed.fingertip

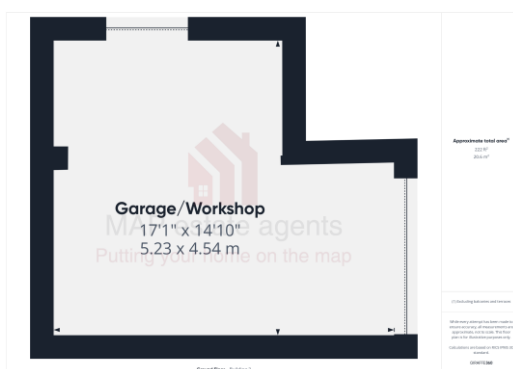
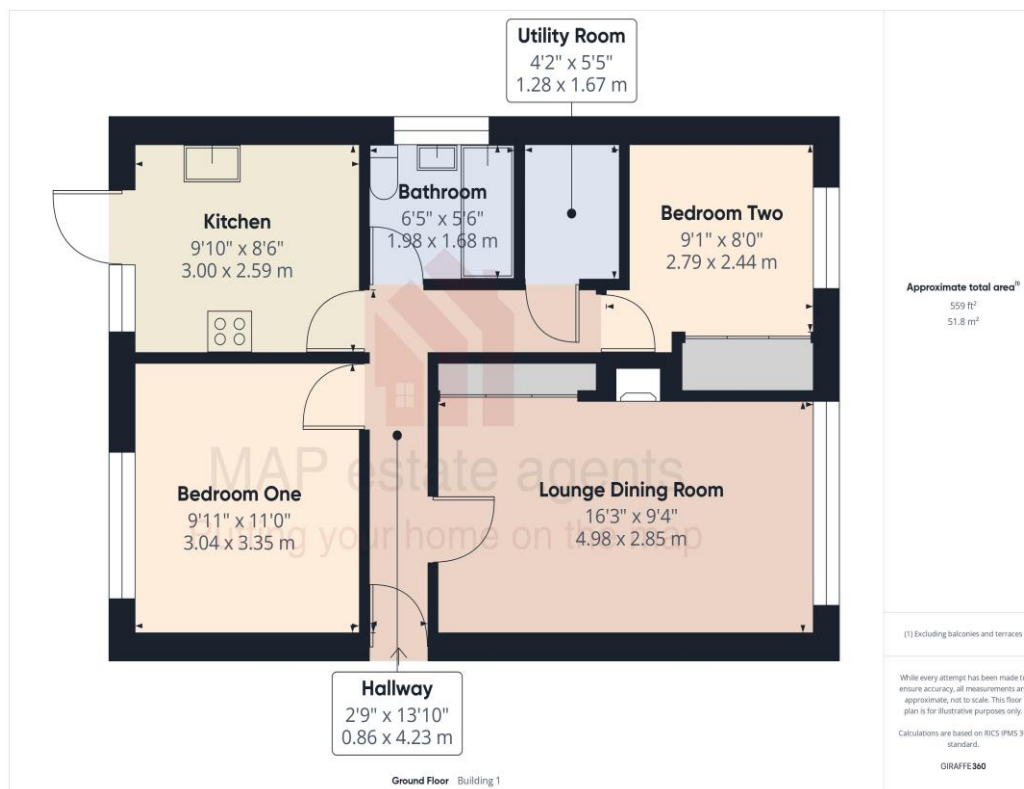


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         |                         |
| (81-91) B                                   |         | 88                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (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

- Detached bungalow
- Cul-de-sac location
- Two bedrooms
- Lounge/dining room
- Fitted kitchen
- Bathroom
- Utility
- uPVC double glazing
- Gas central heating
- Low maintenance gardens and garage/workshop



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