



## 3 Treloreck Penhale Road

Carnhell Green, Camborne, TR14 0LU

**£258,000**



This end of terrace single storey property is situated in a countryside location and offers character accommodation. It benefits from two bedrooms, a lounge, kitchen, a lovely dining room/sun room and a shower room. The property is double glazed and this is complemented by electric heaters. Externally there is the bonus of private parking together with a communal parking area and a communal front lawn with well stocked rear gardens having a greenhouse and former vegetable areas.



Situated in the countryside between Barripper and Carnhell Green, this single storey barn conversion was carried out some years ago and is part of a small enclave of properties. Conversion work was sympathetically carried out and this property has much character combined with some modern facilities. There is a hallway leading through to a lounge and the kitchen opens into a sun room/dining room with a lovely roof light. Two bedrooms are provided, one having a wardrobe and the second having a fitted cupboard. Electric heaters are provided and there is double glazing. Externally there is a communal parking area near the property but it does also have a private driveway providing parking for two/three vehicles in tandem. The garden has been thoughtfully laid out with a greenhouse and a former vegetable garden which is now lying fallow. The nearest hamlet is Carnhell Green and in the other direction is Barripper leading to Camborne town with shops and travelling facilities. There are also numerous country walks nearby.

#### ENTRANCE HALL

Built-in cupboard with hot water tank controls over. Night storage heater.

#### LOUNGE

11'3" x 15'7" (3.43m x 4.75m)

An electric heater and doors to:

#### KITCHEN

12'2" x 6'10" (3.71m x 2.09m)

Single drainer stainless steel sink unit with an array of working surfaces having cupboards and drawers beneath and splash backs. Space for white goods and complementary eye level units. Two windows and an opening to:

#### DINING ROOM/SUN ROOM

16'7" x 6'9" (5.08m x 2.08m)

A lovely dual aspect room with external access and a skylight.

#### BEDROOM 1

9'10" x 8'10" (3.00m x 2.70m)

Free standing wardrobe and a small fitted wardrobe. Electric heater.

#### BEDROOM 2

10'0" x 5'10" (3.06m x 1.79m)

A pine window sill and a built-in cupboard. Electric heater.

#### SHOWER ROOM

6'0" x 5'4" (1.84m x 1.64m)

An electric Mira shower in a tiled shower cubicle. Vanity wash hand basin with tiling behind and a low level wc. Extractor fan, a fan heater and access to the loft housing the hot water tank.

#### OUTSIDE

As previously mentioned, to the front there is a communal parking area and a front lawned communal garden. The property has a pathway with borders to the side and access is given to the rear garden with a timber outbuilding, a metal outbuilding and a greenhouse. It has been designed in layers which has ease of maintenance in mind and there is a fallow vegetable garden. The owner used to tend to this regularly but now finds it difficult. A rear entrance gives access to tandem parking facilities for several vehicles in addition to the communal parking at the front of the property. We are informed by the vendor that the properties share a communal septic tank which is emptied on an annual basis with a charge of approximately £60 being levied to number 3.

#### DIRECTIONS

From Camborne proceed along Pendarves Road on the route to Helston. Take the turning right to Barripper and proceed through the village, over the bridge where the road starts to climb towards Carnhell Green. Proceed along where Treloewek will be identified by a For Sale board on the left hand side. You may use the communal parking and then proceed down the pathway where the property will be seen in front of you.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

Private drainage (shared septic tank), mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 2 Mpbs, Superfast 49 Mpbs (sourced from Ofcom).

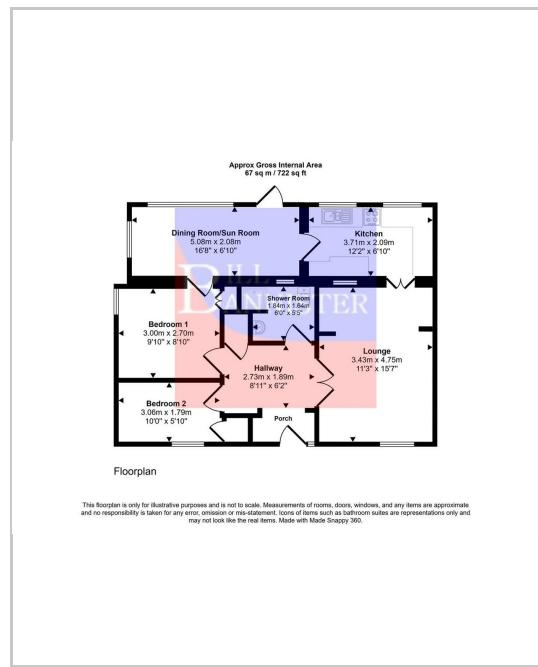
Mobile signal -

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

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

