



**Kegin Terrace  
Foundry Road  
Camborne  
TR14 8FT**

**Asking Price £220,000**

- IMPRESSIVE THREE BEDROOM TWO BATHROOM FAMILY HOME
- RECENTLY REFURBISHED KITCHEN
- ENCLOSED SUNNY REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE
  - KITCHEN/DINING ROOM
  - GROUND FLOOR W.C.
  - GAS CENTRAL HEATING
- CONVENIENT EDGE OF TOWN LOCATION
- WELL PRESENTED THROUGHOUT
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 854.00 sq ft



#### DESCRIPTION

A really well presented three double bedroom two bathroom family home in this popular area on the outskirts of Camborne town. the property has been well cared for and improved in recent years, with the addition of a new kitchen a few years ago. the property provides generous accommodation to include Living room, kitchen/Dining room, Ground floor W.C, Two bedrooms and Family bathroom on the first floor, along with an impressive principle suite on the second floor with Bedroom and En-Suite shower room. Externally there's a very pleasant enclosed rear garden with the addition of a remote controlled awning, providing shade in this lovely sunny outside space. All in all, a very well presented and spacious family home in a convenient location,

#### LOCATION

Kegin terrace is a conveniently located street on the outskirts of Camborne, close to a range of amenities. Camborne is a Historic mining town in Mid West Cornwall which has easy access to the nearby A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and 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 are measured by LiDAR

#### ENTRANCE

Composite UPVC double glazed door opening into:

#### ENTRANCE HALL

Stairs to first floor. Doors opening into Living room, Kitchen/Dining room and Ground floor W.C. Understairs cupboard.

#### KITCHEN/DIING ROOM

A recently re-installed Kitchen with plenty of space for dining. Oak effect laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with quartz effect square edged worktops over. One and a half bowl composite sink unit with drainer board and mixer tap over. Space and plumbing for washing machine, Integrated oven with gas hob and extractor fan over. UPVC double glazed window to front elevation. Tiled splashback to three sides. Space for Fridge Freezer. Radiator. Plenty of space for table and chairs.

#### LIVING ROOM

A lovely spacious room flooded with natural light thanks to UPVC double glazed French doors leading out into the garden. Radiator.

#### GROUND FLOOR W.C.

Low level W.C. Wall mounted wash hand basin.

#### FIRST FLOOR

Stairs ascend to a pleasant landing which gives access to the Family Bathroom and two double Bedrooms.

#### BEDROOM TWO

A really nicely proportioned double bedroom at the rear of the property which is currently used as the main bedroom. UPVC double glazed window to rear elevation. Radiator.

#### BEDROOM THREE

Another generous bedroom with UPVC double glazed window to front elevation. Radiator.

#### FAMILY BATHROOM

Oak effect laminate flooring. Panelled bath with electric shower over. Pedestal wash hand basin. Low level W.C, Tiled to all four walls. LED lighting. Chrome heated towel rail. Extractor fan.

#### SECOND FLOOR

A further stair case ascends to a small landing area o the first floor, which gives access into the principle bedroom and also accesses an airing cupboard, with wooden slatted shelving.

#### PRINCIPLE BEDROOM

Another impressive double bedroom filled with natural light thanks to two UPVC double glazed window to front elevation. Radiator. Door opening into:

#### EN SUITE SHOWER ROOM

Oak effect laminate flooring. Shower cubicle with plumbed shower over. Low level W.C. Wall mounted wash hand basin. Extractor fan.

#### OUTSIDE

To the front of the property there's pedestrian gated access with a small area suitable for refuse collection. To the rear of the property there's a lovely enclosed rear garden which is initially stone paved, then lawned, leading up to a pleasant slate chipped area at the top of the garden. the vendors have recently installed a fabulous remote controlled awning which gives some shade in this lovely sunny garden. there's also pedestrian gated access into the parking area to the rear of the property.

#### DIRECTIONS

From our offices in Camborne, proceed along Trelowarren street to its conclusion. turn right on to Wesley street, and take the second exit at the next roundabout. After another 100 Feet turn right at the traffic lights, and Kegin terrace is located on the right hand side, identified by our for sale board.



## MATERIAL INFORMATION

Verified Material Information

Costs & tenure

Tenure: Freehold

Council tax band: B

EPC rating: No Certificate

The building

Mid-terrace house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three great, EE good

Parking: None

Risks & restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Non-coal mining area: yes

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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.

## AGENTS NOTE

There is an annual maintenance charge of £351.89





Kegin Terrace, Foundry Road, Camborne, TR14 8FT





Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
79.4 m<sup>2</sup>  
854 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

29 Commercial Street  
Camborne  
Cornwall  
TR14 8JX

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T: 01209 612255  
[www.millerson.com](http://www.millerson.com)

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

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