



Post Box Row
Brea
Camborne
TR14 9BQ
Asking Price £110,000

- END OF TERRACE COTTAGE
- QUIET SEMI RURAL VILLAGE
 - THREE BEDROOMS
 - OFF ROAD PARKING
- GAS CENTRAL HEATING
 - DOUBLE GLAZING
 - NO ONWARD CHAIN
 - CASH BUYERS ONLY
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 659.00 sq ft



PROPERTY DESCRIPTION

Situated in the quiet semi rural village of Brea is this end of terrace cottage offered for sale with no onward chain. The accommodation comprises a living room with Wood burner, Kitchen, bathroom and three bedrooms. Outside are enclosed courtyard style gardens to both front and rear along with a driveway to the side. The property also benefits from double glazing and gas central heating. Suitable to cash purchasers only, please see agents note relating to a mining feature.

LOCATION

Brea is a quiet village located at the base of Carn Brea Hill on the outskirts of Camborne. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town benefits from a range or retail and leisure facilities, schools for all ages, doctors surgeries, and bus station. 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 measured by LiDAR)

ENTRANCE

White uPVC double glazed half panelled door with obscure glass with slate steps leading to:

LIVING ROOM

Feature fireplace with log burner, radiator, wood effect laminate flooring, double glazed window overlooking front garden, oak effect half panel glass door leading into:

INNER HALLWAY

Tiled floor, radiator, steps leading up to a half panel white uPVC obscure glass door leading to rear of property, doors leading to bathroom and kitchen.

KITCHEN

A range of fitted base units and drawers under work surfaces with matching wall units over, overhead extractor, stainless steel sink and drainer with mixer tap over, spaces for washing machine and electric oven, radiator, under stairs storage, white uPVC window overlooking front, stairs to first floor.

BATHROOM

Electric shower over P shaped bath with chrome mixer taps, low level W.C, hand basin with mixer tap, heated towel rail, tiled floor, tiled walls, obscure glass white uPVC window to rear.

FIRST FLOOR

LANDING

Split level landing with doors to bedrooms, double glazed window to side.

BEDROOM ONE

Wood floor, radiator, feature cast iron fireplace, double glazed window overlooking front of property.

BEDROOM TWO

Radiator, double glazed window overlooking front.

BEDROOM THREE

Radiator, cupboard housing combination boiler, loft hatch, double glazed window overlooking front of property.

OUTSIDE

The property is approached through a pedestrian gate into an enclosed front garden with off road parking to the side. A pedestrian gate to the rear leads up to a two tier garden with patio space with a seating area which enjoys plenty of sunshine. Directly to the rear of the property you have a shared access path.

AGENTS NOTE

A mining investigation has been carried out at this property. Where the house, garden and parking stand, it has been cleared of any mining and subsidence risks. A mining feature has been identified within the boundaries, however again, the house is not affected by this feature. Please contact the office for further details or a copy of the report.

DIRECTIONS

Entering the village of Brea through the railway tunnel, proceed over the traffic calming and passing the turning to Chapel Hill. The property can be found a short distance on your left hand side before proceeding up the hill.

MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

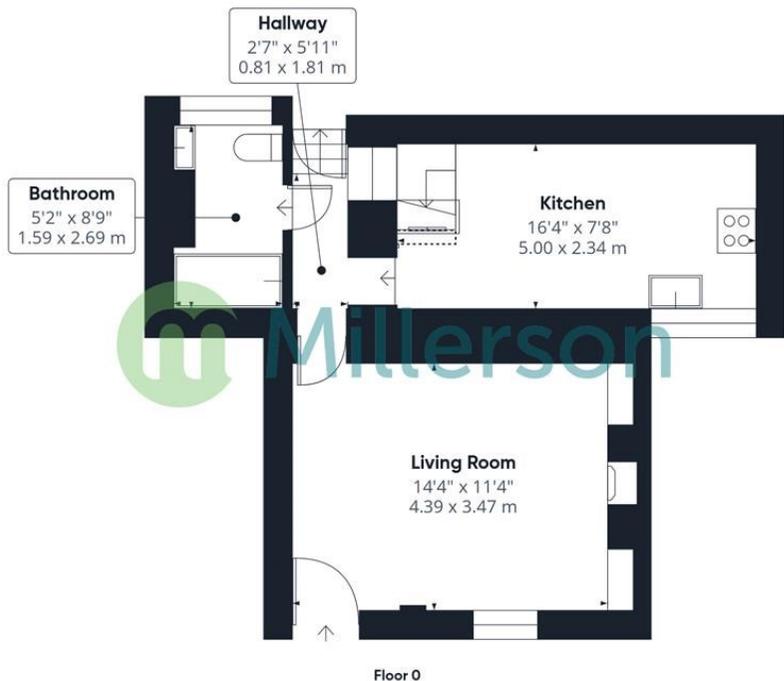
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Great



Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
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.





Approximate total area⁽¹⁾
659 ft²
61.2 m²

Reduced headroom
2 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	