



Wellington Road  
Camborne  
TR14 7LH

Offers In The Region Of  
£260,000

- BEAUTIFUL REFURBISHED FAMILY HOME
  - THREE BEDROOMS
  - TWO RECEPTION ROOMS
  - BRAND NEW KITCHEN
- MODERN FOUR PIECE BATHROOM
  - ENCLOSED REAR GARDEN
    - SOLAR PANELS
  - AIR SOURCE HEATING
  - NO ONWARD CHAIN
  - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 1031.00 sq ft



#### PROPERTY DESCRIPTION

Offered for sale with no onward chain, this recently renovated family home offers a stylish blend of high quality modern fittings with traditional features adding both warmth and character. The accommodation is bright and airy throughout and briefly comprises an entrance vestibule with original stained glass internal door, entrance hall with an ornate archway and modern LED lighting, spacious living room, dining room with exposed feature fireplace, a brand new kitchen with integrated appliances, a split level landing with LED lighting and exposed stonework, an impressive four piece family bathroom and three generous bedrooms, two of which have exposed stone feature walls and fireplaces. Outside, the property is nicely set back from the road over a paved courtyard whilst the rear enjoys an enclosed lawn garden. The property also has the huge benefit of Solar Panels and Air Source heating which work together to create an efficient and environmentally friendly heating system, helping to reduce energy bills.

#### LOCATION

Wellington Road is a popular residential road, predominantly made up of traditional Granite stone town house and is situated just off Camborne Town centre. 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 of 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

Composite door into:

#### ENTRANCE VESTIBULE

Wood effect flooring, radiator, traditional stained glass door with stained glass internal window above leading into:

#### ENTRANCE HALL

A welcoming entrance with original decorative archway, wood effect flooring, modern LED lighting, staircase to first floor with fitted storage cupboards, radiator, doors to living room, dining room and kitchen.

#### LIVING ROOM

A spacious living room with double glazed window, ornate ceiling rose, radiator, feature slatted wall panelling, open squared archway into:

#### DINING ROOM

A comfortable dining room with plenty of space for a large table and chairs, exposed granite feature fireplace with fitted cupboards to either side, ornate ceiling rose, radiator, double glazed door to rear garden.

#### KITCHEN

A brand new white gloss fitted kitchen incorporating an integrated fridge and freezer, electric oven with electric hob and extractor hood over, solid wood work surfaces with contemporary 'Metro' tiled splash back and contrasting wall units, composite sink with mixer tap and drainer, space for washing machine, wood effect flooring, radiator, inset lighting, double glazed window and double glazed patio doors to rear garden.

#### FIRST FLOOR

#### LANDING

An open split level landing with modern LED lighting an exposed stone work, loft access hatch, doors to bedrooms and bathroom.

#### BEDROOM ONE

A large double bedroom with a feature exposed stone wall and decorative fireplace, radiator, double glazed window.

#### BEDROOM TWO

A second double bedroom also with a feature exposed stone wall and decorative fireplace, radiator, double glazed window.

#### BEDROOM THREE

A comfortable third bedroom with double glazed window and radiator.

#### FAMILY BATHROOM

A stunning four piece modern family bathroom comprising a freestanding bath with floor mounted tap and shower attachment, walk-in shower cubicle with fitted glass scree, slatted panel surround, rainfall style shower head and secondary attachment, hand basin with waterfall style mixer tap and W.C, double glazed window with integral blind, LED lighting, radiator, wood effect flooring, extractor fan.

#### OUTSIDE

The property is nicely set back from the road and approached through a stone paved courtyard. The rear enjoys an enclosed garden which is predominantly laid to lawn with a combination of fencing and stone wall boundaries, raised flower bed, stone paved pathway to the dining room and stone paved steps to the kitchen.

#### DIRECTIONS

Entering Wellington Road from Aldi supermarket, proceed for just over 100 metres where the property can be found on your left hand side.

#### MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: C

The building



Mid-terrace house, standard construction  
3 bedrooms  
Accessibility adaptations: None

#### Services

Mains electricity

Solar panels installed - owned

Mains water

Mains foul drainage

Mains surface water drainage

Electricity central heating

Heating features: Double glazing and air source heat pump

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

Not in a controlled parking zone

No disabled parking available

#### Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL352030):

- The legal transfer document from 1916 is noted to contain certain rules (stipulations) and limits on the land, though the exact details are not known because the original document is missing. This is a common occurrence with older properties.

- There is a standard rule (restriction) that prevents the property from being sold or transferred without the written consent of the mortgage lender, Together Commercial Finance Limited. This is a normal procedure to ensure the lender's loan is repaid when the property changes hands.

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.



Floor 0



Floor 1



Approximate total area<sup>m</sup>  
95.8 m<sup>2</sup>  
1031 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

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Material Information



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</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			
England & Wales		EU Directive 2002/91/EC	

