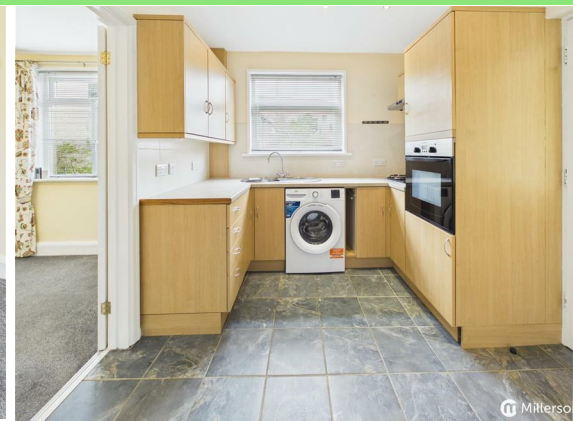
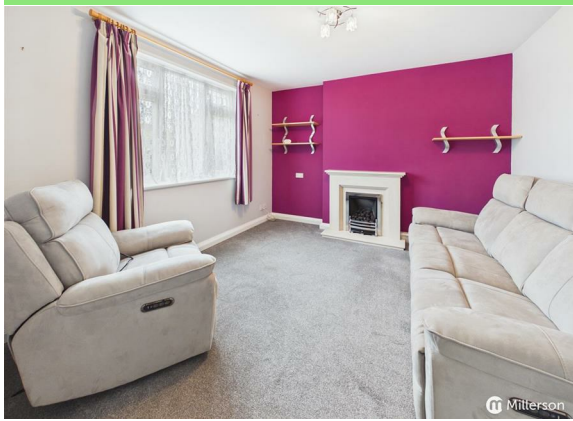




Meneth Road Camborne TR14 7BS

Offers In The Region Of
£180,000

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SUNNY ENCLOSED GARDEN
- GARAGE AND OUTBUILDINGS
- GAS CENTRAL HEATING
 - DOUBLE GLAZING
 - IDEAL FIRST HOME
 - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 1051.00 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this semi detached home, perfectly suited to first time buyers or investors looking to let. The accommodation comprises an entrance hall, living room, kitchen, dining room, rear porch, two generous double bedrooms and bathroom.

Outside, the property is nicely set back from the road with an enclosed front garden whilst the rear enjoys a particularly sunny, enclosed garden with two block outbuildings and a single garage.

LOCATION

Meneth Road is conveniently located on the outskirts of Camborne town. 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 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 measured by LiDAR)

ENTRANCE

Obscure double glazed door into a canopy style porch with additional obscure double glazed door into:

ENTRANCE HALL

Stairs to first floor with cupboard below housing combination boiler, double glazed window, radiator, doors to living room and kitchen.

LIVING ROOM

Double glazed window, ornate feature fireplace with gas fire inset.

KITCHEN

Fitted with a range of matching base and wall units with stone effect work surfaces and tiled splash backs, stainless steel sink with mixer tap and drainer, integrated electric oven, gas hob and extractor hood, spaces for white goods, tiled floor, double glazed window, pantry style cupboard, doors to rear porch and dining room.

DINING ROOM

Double glazed window, radiator, space for dining table and chairs.

REAR PORCH

Obscure double glazed window and obscure double glazed door to rear garden, tiled floor.

FIRST FLOOR

LANDING

Double glazed window, airing cupboard, loft access hatch, doors to bedrooms and bathroom.

BEDROOM ONE

A large master bedroom with fitted triple wardrobe and additional built-in wardrobe, double glazed window, radiator.

BEDROOM TWO

A second double bedroom with double glazed window and radiator.

SHOWER ROOM

A three piece shower suite comprising shower cubicle, W.C and hand basin, heated towel rail, tiled walls, tile effect flooring, obscure double glazed window.

OUTSIDE

The property is nicely set back from the road and approached through a pedestrian gate into a lovely mature front garden. A pathway to the side then leads into the rear where you will find a particularly sunny enclosed garden which is also well stocked with plants. There are two useful outbuildings for storage along with a single garage.

DIRECTIONS

From Tesco in Camborne, proceed along Kerrier Way and onto Foundry Road. Continue over the bridge until the roundabout taking the second exit onto Meneth Road. The property can then be found on your right hand side.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: D

The building

Semi-detached house, standard construction

2 bedrooms

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 great, Three great, EE good

Parking: Garage, Rear, Off Street, and 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 (CL13553):

- The property is subject to restrictive covenants (legal promises not to do certain things) contained in a 1981 document. These are rules set by a previous owner that limit how the land can be used.
- The ownership does not include the mines and minerals beneath the surface. A previous owner from 1945 kept the rights to these, including the right to dig for them, without needing to provide support for the surface or buildings.
- There is a rule regarding 'light and air', which usually means the owner cannot build anything that would block the natural light or airflow to neighbouring properties.
- The current owner has agreed to an 'indemnity covenant', which is a legal promise to follow the rules set out in earlier documents and protect the previous owner from any costs if those rules are broken.
- The owner must not pollute or interfere with the flow of any water channels (leats) or streams on the land.

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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

97.5 m²

1051 ft²

(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

Millerson Estate Agents

29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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