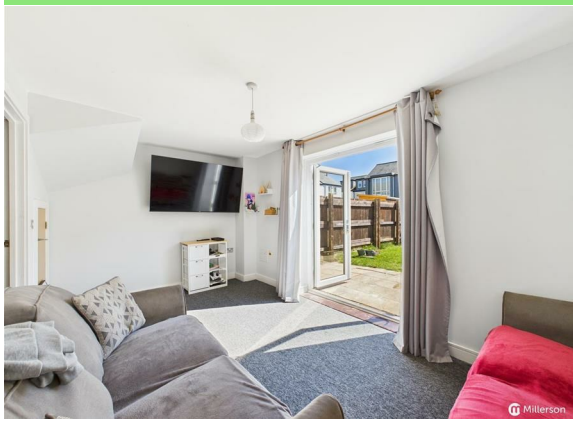




Dolcoath Avenue  
Camborne  
TR14 8RY

Guide Price £200,000

- WELL PRESENTED FAMILY HOME
- THREE BEDROOMS AND FAMILY BATHROOM TO FIRST FLOOR
- SUNNY ENCLOSED REAR GARDEN
  - OFF ROAD PARKING
  - KITCHEN/BREAKFAST ROOM
  - TUCKED AWAY EDGE OF TOWN CENTRE LOCATION
  - SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 746.00 sq ft



#### DESCRIPTION

A well presented three bedroom mid terrace family home in a pleasant tucked away location with the benefit of a lovely south facing enclosed garden and off street parking. The property is well presented throughout and offers generous accommodation to include kitchen/breakfast room, living room/dining room with three bedrooms and family bathroom and ground floor W.C. Externally there's a lovely south facing fully enclosed garden, allocated parking along with extensive unrestricted on street parking on the road. All in all a superb opportunity for a wide range of buyers, including first time buyers and investment purchases alike.

#### ENTRANCE

Composite double glazed door open into:

#### ENTRANCE HALL

Door opening to kitchen/breakfast room. Door opening into living room/dining room. Door opening into ground floor WC. Almost floor to ceiling storage cupboard. radiator. Stairs leading to 1st floor

#### KITCHEN/BREAKFAST ROOM

13'0" x 8'2" (3.96 x 2.49)

A well presented room with oak effect Vinyl flooring. A range of floor standing and wall mounted cupboard and drawer units with roll top work surfaces over. Electrolux double oven with Four ring gas hob and extractor fan over. One and a half bowl stainless steel sink unit with drainer board and mixer tap over. Integrated Zanussi washing machine. Integrated Electrolux dishwasher. Integrated fridge freezer. Breakfast bar with worksurface over. Radiator. LED spotlights over.

#### LIVING ROOM/DINING ROOM

15'8" x 9'0" (4.78 x 2.74)

Fantastic and sunny room with UPVC double glazed French doors opening onto the rear garden. Under stairs storage cupboard. Wall mounted radiator.

#### GROUND FLOOR W.C.

Low-level WC. Wall mounted wash and basin. Wall mounted radiator. Extractor fan.

#### FIRST FLOOR LANDING

Doors open to all three bedrooms and family bathroom. Airing cupboard with wooden slatted shelving. Wall mounted Potterton gas combination boiler.

#### BEDROOM ONE

12'9" x 8'9" plus built in wardrobes (3.89 x 2.67 plus built in wardrobes) A superbly proportioned double bedroom with built-in mirrored triple wardrobe. Wall mounted radiator. UPVC double window overlooking the rear garden.

#### BEDROOM TWO

11'1" x 9'9" (3.38 x 2.97)

Another well proportioned double bedroom with UPVC double glazed window to front elevation. Wall mounted radiator.

#### BEDROOM THREE

9'11" x 5'11" (3.02 x 1.80)

A generous single bedroom with radiator. UPVC double glazed window to front elevation.

#### FAMILY BATHROOM

6'11" x 5'6" (2.11 x 1.68)

Slate tile effect Vinyl flooring. Panelled bath with electric shower attachment over. Low-level WC. Pedestal wash handbasin. UPVC double glazed obscured window to rear elevation. Wall mounted heated chrome towel rail. Tiled to 3 walls. Extractor fan.

#### OUTSIDE

To the front of the property there is a cast iron pedestrian gate opening into a useful brick paved area suitable for Bin storage etc. To the rear of the property and accessed from the living room through the French doors, there is a lovely level and enclosed sunny and south facing rear garden. The garden is part stone paved, providing an attractive area suitable for outside dining. there's also a level lawned area. 6 x 4 timber shed for storage. To the Side of the garden there is a timber pedestrian gate giving access onto a walkway which in term provides access to a rear courtyard area with dedicated parking for the property.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None



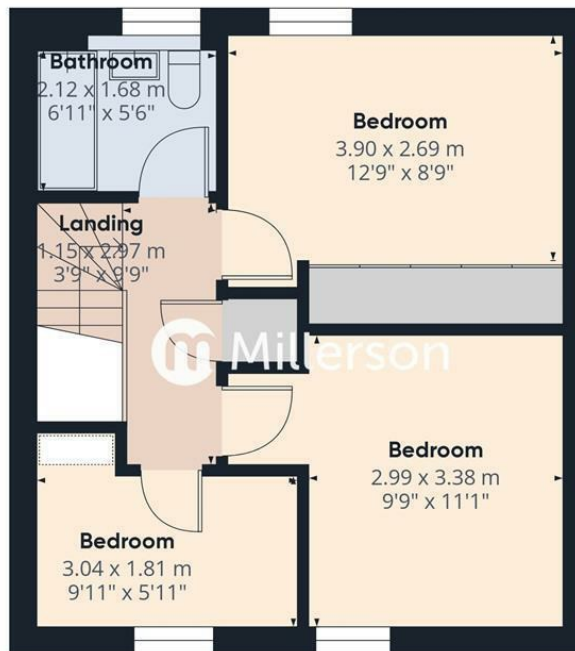
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
69.27 m<sup>2</sup>  
745.63 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

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