



**MAP estate agents**  
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**Dolcoath Avenue,  
Camborne**

**£200,000  
Freehold**





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## **Property Introduction**

An opportunity to purchase this modern mid-terraced home located in an ideal position for the nearby Roskear Junior School as well as the nearby 'Tesco' supermarket.

Considered to be an ideal purchase for first-time buyers, the property offers a contemporary open-plan living space to the ground floor comprising of a fitted kitchen and lounge with double glazed doors leading out to the garden. The additional accommodation comprises of a ground floor cloakroom, three first floor bedrooms along with a family bathroom, all of which has the benefit of a gas fired central heating system.

Externally, the gardens are considered to be a good size being enclosed with a variety of shrubs, paved patio and a pedestrian gateway. Detached from the property and nearby is the allocated covered parking space directly beneath a coach house.

## **Location**

Dolcoath Road is ideally situated for access to the town centre where there are a good variety of high street multiples along with an array of independent shops as well as a mainline Railway Station to London Paddington and the north of England. Camborne is also ideally situated for access to the main A30 trunk road making travelling to other parts of the county and beyond that much easier.

Both north and south coasts are also accessible - the north being popular for surfing at the nearby beaches at Hayle, Portreath and Porthtowan with their majestic clifftop walks taking in the beautiful vista. The south coast has a more sheltered coastline and is renowned for its excellent sailing waters. Truro lies approximately twelve miles distant being the main centre in Cornwall for business and commerce and is also home to the Hall for Cornwall located on the piazza.

## **ACCOMMODATION COMPRISES**

Door to:-

### **ENTRANCE HALLWAY**

Storage cupboard and staircase to first floor with additional understairs storage. Radiator. Access to:-

### **CLOAKROOM**

Wash hand basin, close coupled WC and extractor fan. Radiator.

**OPEN-PLAN LIVING AREA 22' 4" x 8' 3" (6.80m x 2.51m)  
PLUS 9' 0" x 7' 7" (2.74m x 2.31m)**

This area combines the lounge and kitchen with a double glazed window to the front and double glazed doors giving access directly out to the garden.

**KITCHEN AREA**

The kitchen has a stainless steel single drainer sink unit with mixer tap, a good range of base storage cupboards, wall mounted cupboard, three-drawer storage unit, range of working surfaces, plumbing for automatic washing machine and dishwasher, integrated cooker, hob with stainless steel splashback and extractor hood over. An open aspect to:-

**LOUNGE AREA**

Being L-shaped with a further storage cupboard and a radiator.

Returning to hallway, stairs to:-

**FIRST FLOOR LANDING**

Attractive wooden balustrade with chrome spindles and built-in storage cupboard housing the gas fired boiler. Access to:-

**BEDROOM ONE 11' 0" x 8' 4" (3.35m x 2.54m) maximum measurements**

Double glazed window to the rear. Radiator.

**BEDROOM TWO 11' 0" x 7' 5" (3.35m x 2.26m) maximum measurements**

Double glazed window to the front. Radiator.

**BEDROOM THREE 7' 10" x 5' 10" (2.39m x 1.78m)**

Double glazed window to the front. Radiator.

**BATHROOM**

Double glazed window to the rear. Hand gripped bath with shower over and shower screen, pedestal wash hand basin, close coupled WC, part tiled walls, shaver point and wall mirror. Radiator.

**OUTSIDE FRONT**

Immediately to the front of the property is an area to accommodate recycling bins.

**REAR GARDEN**

The rear garden is enclosed with a paved patio and a variety of shrubs with the garden to be considered to be of a generous size and has a pedestrian gateway at the bottom.

**SERVICES**

Mains drainage, mains water, mains electricity and mains gas.

**AGENT'S NOTE**

The Council Tax Band for this property is Band 'B'. Please be advised that there is service/maintenance charge of £300.00 per annum.

**DIRECTIONS**

Proceeding into Camborne through Tuckingmill, follow the road into Pendarves Street. At the roundabout at Roskear, take the first exit towards the traffic lights and turn immediately left into Dolcoath Avenue. Number 66 is situated on the right-hand side where a MAP 'For Sale' board has been erected for identification purposes. If using What3words: rental.busters.daredevil

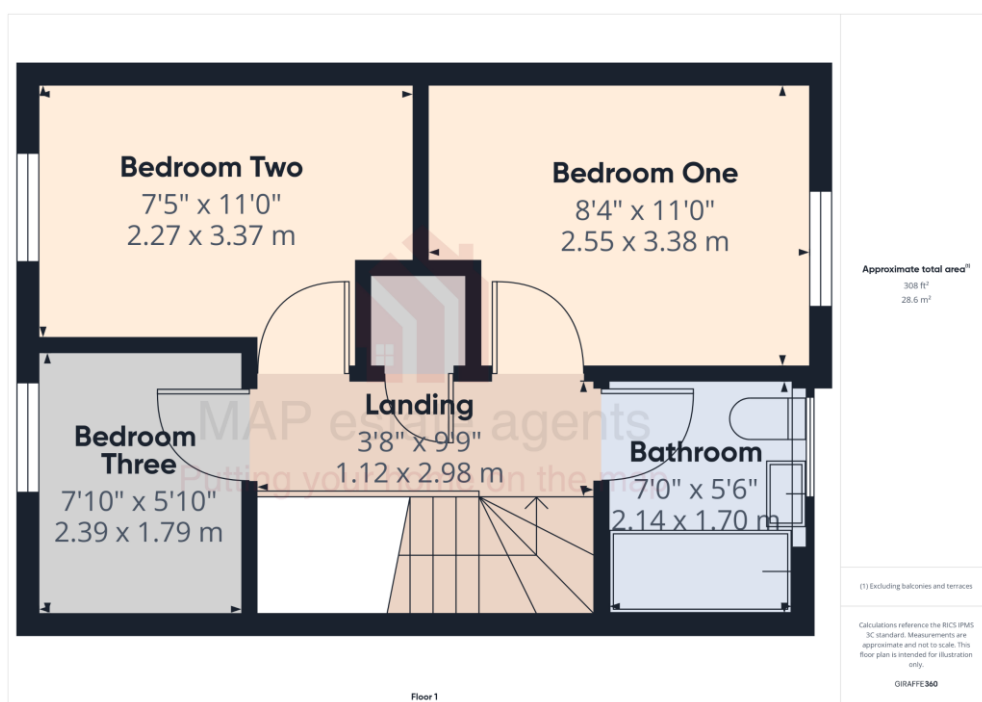
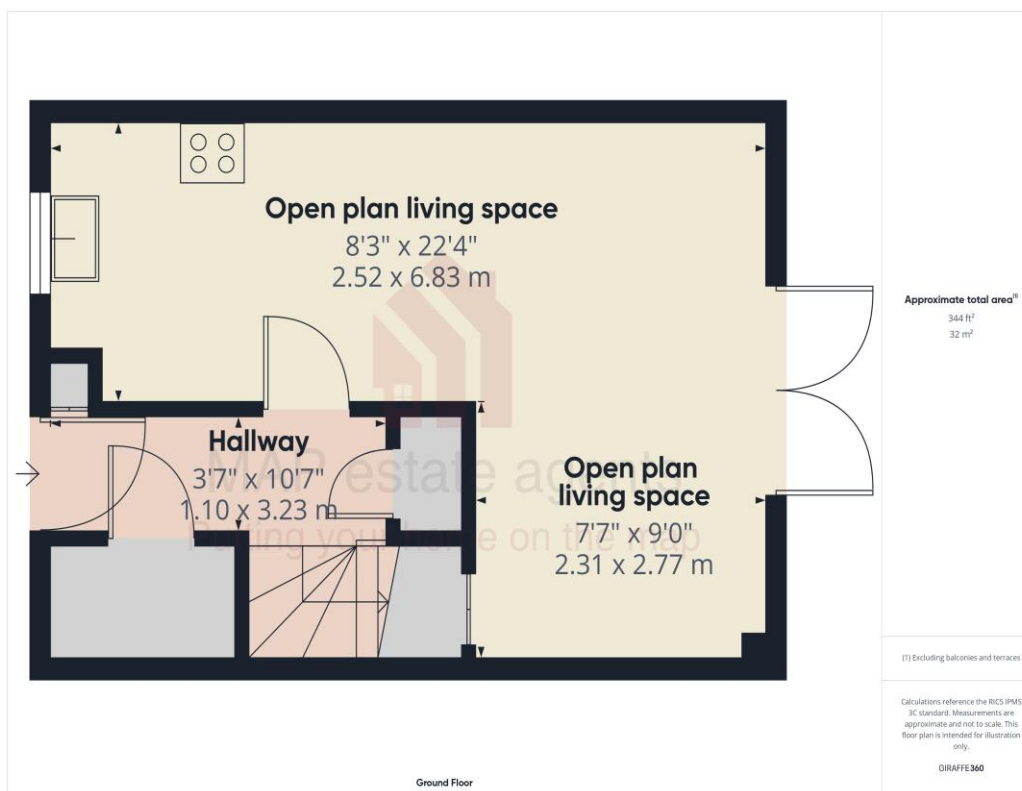


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Modern mid-terraced home
- Three bedrooms
- Contemporary open-plan living area
- Fitted kitchen with integrated cooker
- Ground floor cloakroom
- First floor bathroom
- Double glazing and gas central heating
- Enclosed rear garden with patio



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