# 49 Tregrea Estate, Beacon, Camborne, TR14 7ST

**£250,000 Freehold**

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# 49 Tregrea Estate

- DETACHED TWO BEDROOM BUNGALOW
- WELL ESTABLISHED RESIDENTIAL LOCATION CLOSE TO TOWN AND AMENITIES
- BRIGHT DUAL ASPECT KITCHEN BREAKFAST ROOM
- GAS FIRED CENTRAL HEATING
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GOOD SIZE GARAGE
- BEAUTIFULLY STOCKED MATURE GARDENS
- SUNNY, PRIVATE AND SECLUDED PLOT PATIO, LAWN AND USEFUL GARDEN SHED
- FREEHOLD COUNCIL TAX B
- EPC D67

Situated within a well established residential area, this detached two bedroom bungalow offers a fantastic opportunity for those seeking a comfortable and conveniently located home close to local amenities.

The accommodation is well proportioned and filled with natural light, comprising a generous lounge and a dual aspect kitchen breakfast room, creating a bright and airy space for everyday living. There are two double bedrooms, along with a modern bathroom. The property is warmed by gas fired central heating.

Outside, a driveway provides off road parking and leads to a good size garage, offering excellent storage or workshop potential. The gardens are a particular feature of the property, thoughtfully planted with a variety of mature shrubs and planting, including a beautiful selection of well established camellias and two productive apple trees. Enjoying a good degree of privacy and seclusion, the gardens benefit from plenty of sunshine, with both a patio seating area and a lawn, as well as a useful garden shed.

This appealing bungalow would make an ideal retirement home, offering a great balance of space, privacy and convenience, all within easy reach of the town and its amenities.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALLWAY
With radiator and doors to various rooms.

LOUNGE 16'3" x 9'3" (4.95m x 2.82m)
With radiator, window to front and inset Stovax log burner.

KITCHEN/BREAKFAST ROOM 12'7" x 8'8" (3.84m x 2.64m)
A lovely light and bright dual aspect room fitted with a range of base and wall units including a glazed display cabinet with roll top work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, integrated electric oven and hob with filter and light above, boiler cupboard and useful larder style storage cupboard, windows to front and side and external door to side.

BEDROOM ONE 10'9" x 10'2" (3.28m x 3.10m)
With radiator and window to rear overlooking the garden.

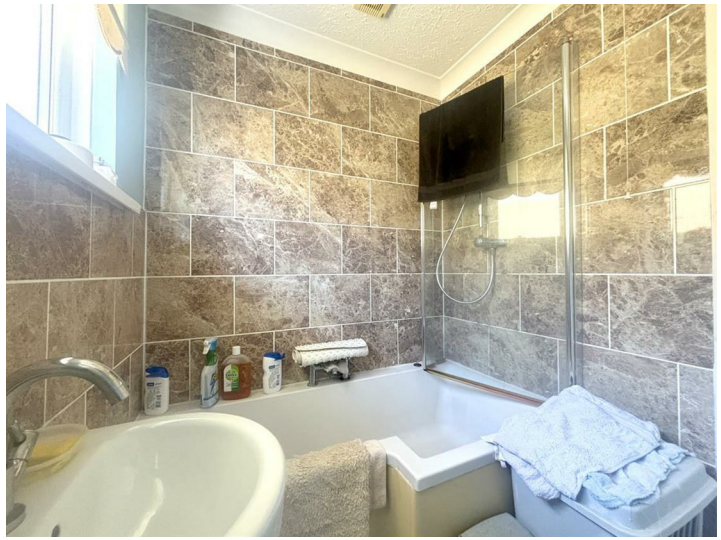
BEDROOM TWO 10'2" x 8'5" (3.10m x 2.57m)
With radiator and window to rear overlooking the garden.

BATHROOM 6'3" x 5'3" (1.91m x 1.60m)
With suite comprising of a shower bath with tiled surround and chrome effect domestic hot water shower over, pedestal wash hand basin, low level W.C. and frosted window to side, radiator.

OUTSIDE
To the front of the property is a lawned garden with established borders stocked with established planting including hydrangeas and camelias. A driveway provides for off road parking and leads to the

GARAGE 20' x 10' (6.10m x 3.05m)
With up and over door, power and light and pedestrian access door to the side.

GARDENS
The gardens lie mainly to the rear of the property and are a lovely feature. They are fully enclosed and gated offering a safe area for children and pets. There is an attractive patio area with raised planters stocked with a colorful array of flowers. Beyond this is a lovely lawned area surrounded by mature planting with a deep border particularly well stocked with a wonderful range of camelias and a lovely azaelea This area of the garden is a real suntrap and offers an excellent degree of privacy. There is also a useful timber shed.



**SERVICES**

Mains water, electricity, drainage and gas central heating.

**WHAT3WORDS**

TBC.

**ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

**COUNCIL TAX**

Council Tax Band B.

**DATE DETAILS PREPARED.**

27th April 2026.

**MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

**PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

**WORLD HERITAGE SITE**

The property is situated in a World Heritage Site.

**WHAT3WORDS**

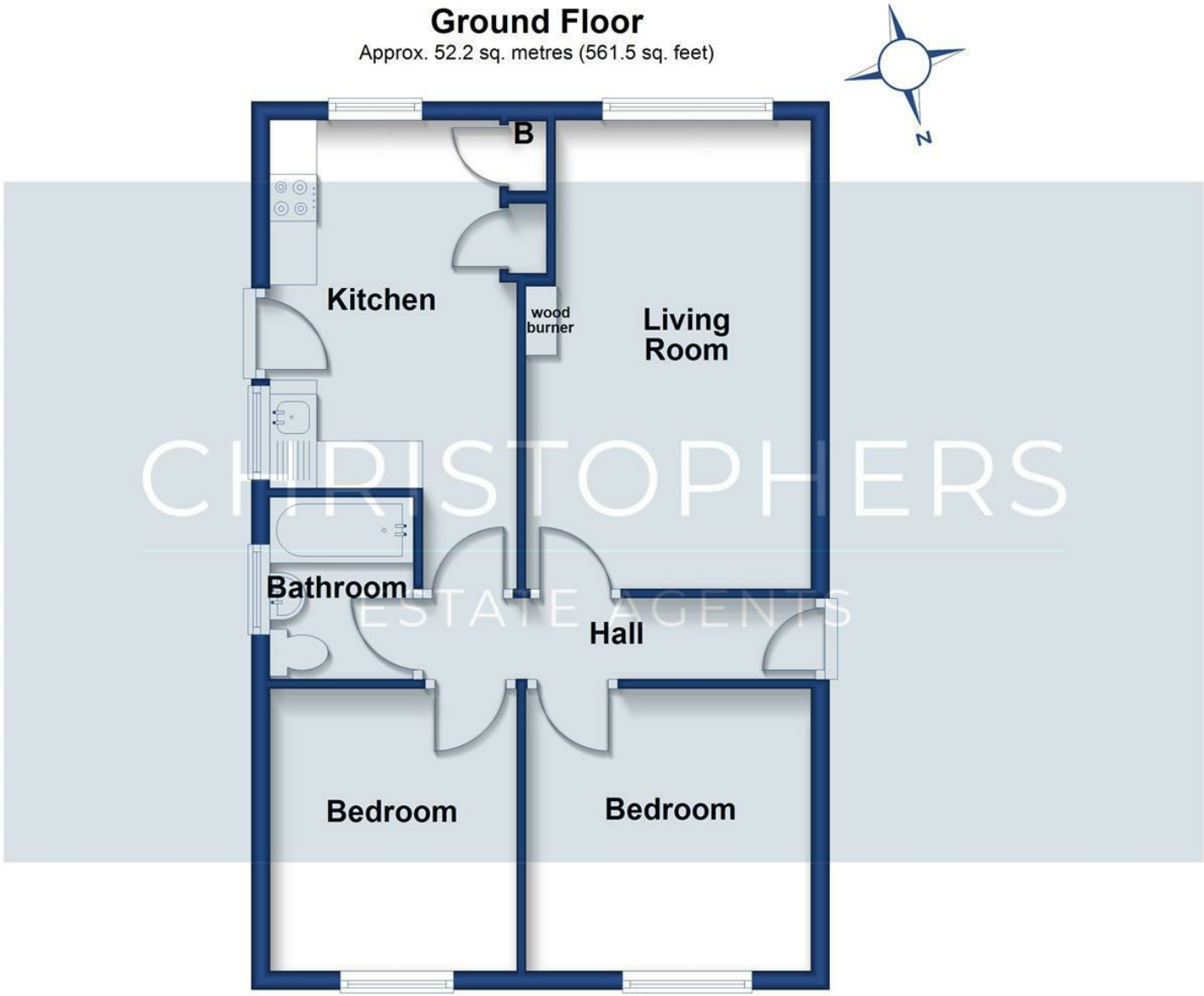
dining.schooling.hobbies

**FLOOD RISK**

River & Sea Very Low Surface Water Very Low.

# Ground Floor

Approx. 52.2 sq. metres (561.5 sq. feet)

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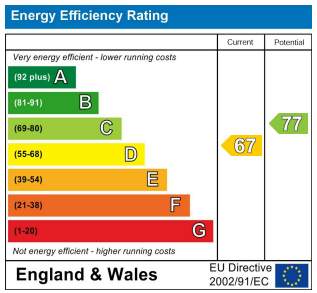
Total area: approx. 52.2 sq. metres (561.5 sq. feet)

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS




These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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