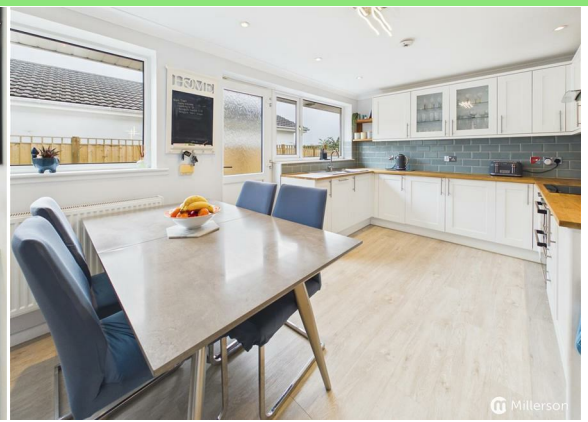


# Roseland Park, Camborne TR14 8LZ

## Asking Price £260,000

- WELL PRESENTED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN/DINING ROOM
- SEPARATE UTILITY SPACE
- LIVING ROOM
- SHOWER ROOM
- PRIVATE DRIVEWAY
- ENCLOSED SUNNY REAR GARDEN
- QUIET CUL DE SAC
- SCAN FOR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - C

Floor Area - 664.00 sq ft


2


1


1


D68

## PROPERTY DESCRIPTION
Situated at the head of a quiet Cul De Sac is this beautifully presented, detached bungalow offering fantastic opportunity for first time buyers or a purchaser looking to downsize in a great location. The accommodation is light, airy and well presented throught, briefly comprising an entrance hall, utility room, living room, spacious kitchen/dining room, two comfortable double bedrooms and modern shower room. Outside, a driveway provides private parking with a level lawned front garden and a particulalry sunny, enclosed garden to the rear. The property also benefits from double glazing and gas central heating.

## LOCATION
Roseland Park is a popular residential development of bungalows located right on the edge of Camborne. This particular property sits at the head of a Cul De Sac with no passing traffic making it a quiet and safe location for children. 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:

## ENTRANCE HALL
Tiled flooring, Space for hanging coats and shoe storage, obscure double glazed window, doors to living room and utility.

## UTILITY
Spaces for washing machine and tumble dryer under worksurface with tiled splash back, radiator, obscure double glazed window, tiled flooring.

## LIVING ROOM
Large double glazed window, feature fireplace with electric fire, radiator, door into:

## KITCHEN/DINING ROOM
A spacious room with a superb fitted shaker style kitchen offering a range of matching base and wall units, solid wood work surfaces and metro style tiled splash backs, integrated electric ven, hob, extractor and dishwasher, one and half bowl stainless steel sink with mixer tap and drainer, two double glazed windows, obscure doulbe glazed door, inset lighting, wood effect flooring, radiator, PIV ventialtion unit, built-in storage cupboard housing combination boiler.

## BEDROOM ONE
A comfortable double bedroom with inset lighting, double glazed window, radiator.

## BEDROOM TWO
A second double bedroom with inset lighting, double glazed window, radiator.

## SHOWER ROOM
A three piece shower suite comprising shower cubicle, W.C and hand basin with fitted storage cupboard, heated towel rail, easy clean panelled walls, obscure double glazed windows, stone effect flooring.

## OUTSIDE
The property is approached over a driveway providing private off road parking adjacent to a level lawned garden. A useful timber shed provides an ideal work/storage space and pedestrian gates to either side of the property give pedestrian access into the rear. The rear enjoys a particularly sunny, private enclosed garden which is prefectly suited to children, pets and entertaining. There is an expasive lawn, hardstading patio and an additonal timber storage shed.

## DIRECTIONS
From Camborne Town, proceed down Fore Street onto Tehidy Road, proceeding over the double mini roundabout and taking the first right onto Kings Road. This then leads onto Roseland Park. At the left hand bend, turn right into the Cul De Sac where the property can be found in front of you.

## MATERIAL INFORMATION
Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: D

The building
Detached bungalow, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

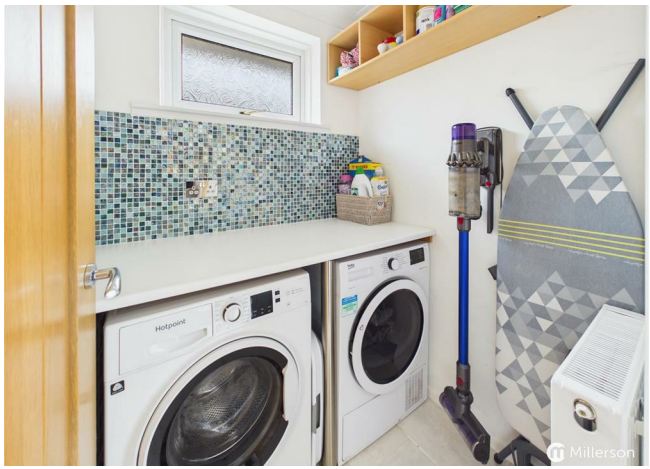
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
Parking: Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building





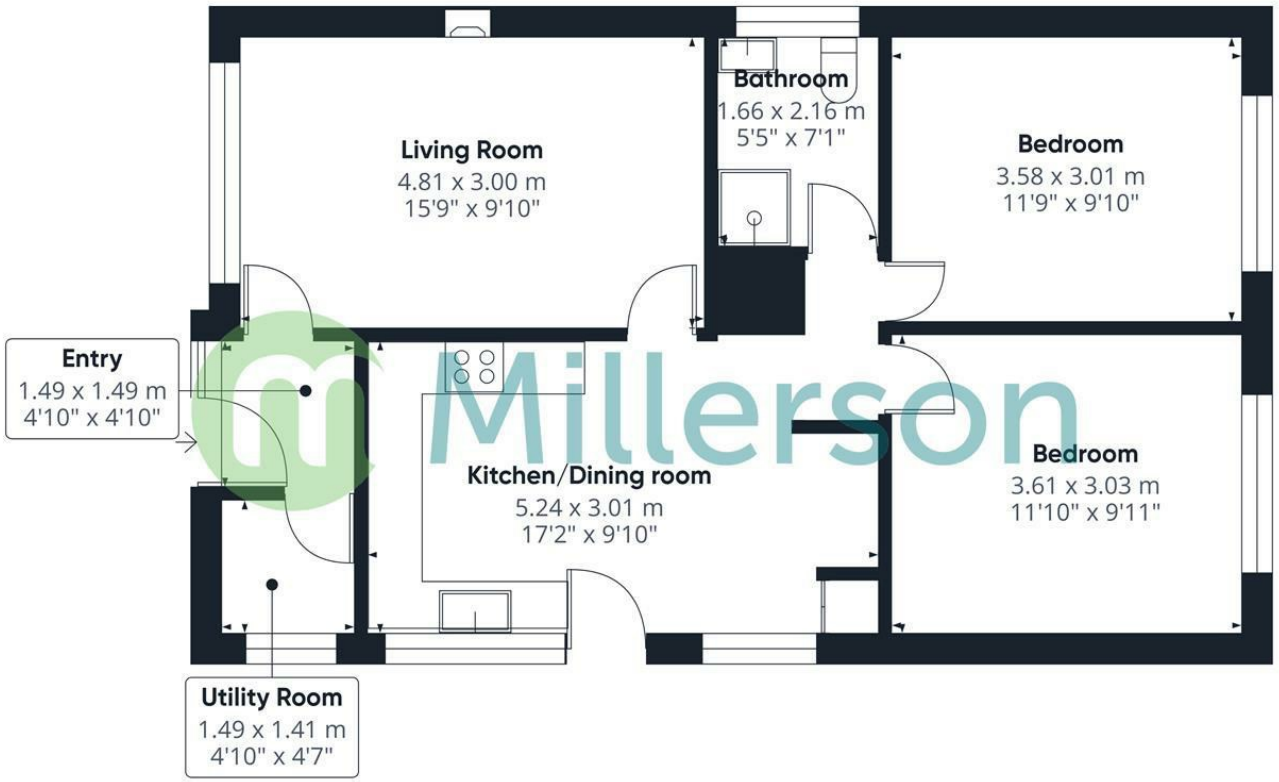





Not in a conservation area
No tree preservation order
Non-coal mining area: yes

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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.




Approximate total area(1)

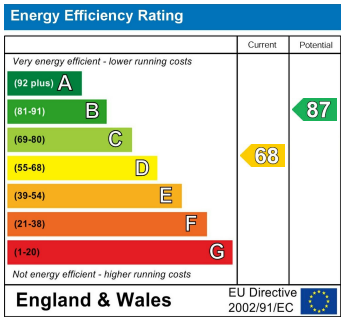
61.7 m²

664 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.

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## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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