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# BILL BANNISTER

Sales & Lettings



## 12 Tolcarne Street

Camborne, TR14 8JH

**£179,950**



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Situated in a most convenient locality being within a level distance of the town centre, this traditional home is offered with no onward chain. Having been in the same family for many years, it is now ready for you to update to your own taste and make your mark on it. The property benefits from three bedrooms together with two living rooms, a kitchen and a shower room. It has double glazing, gas heating system and most rooms have laminate flooring for ease of maintenance. Externally there is an enclosed garden to the rear together with an outbuilding and the distinct bonus of a large garage. Camborne town offers various retail outlets and both the rail station and bus depot are within a few hundred yards.

## LOUNGE

**13'3" x 11'11" (4.04m x 3.65m)**

Two alcoves, a display plinth and a wall picked out in natural stone. Dado rail, laminate flooring and a radiator.

## DINING ROOM

**13'5" x 6'6", 324'9" (4.09m x 2.99m)**

Stairs to the first floor with shelved storage beneath. Alcove with a built-in cupboard, laminate flooring and a radiator.

## KITCHEN

**13'6" x 7'11" (4.13m x 2.42m)**

Single drainer sink unit plus working surfaces with cupboards and drawers beneath, splash backs and space for white goods. Complementary eye level cupboards and the cooker is to be included in the sale. Wall mounted Baxi gas combi boiler. Door to the rear garden.

## SHOWER ROOM

**5'2" x 6'5" (1.58m x 1.98m)**

Quite extensively tiled having a shower cubicle with a Triton electric shower. Wash hand basin and a low level wc. Built-in cupboard and a radiator.

## FIRST FLOOR

### BEDROOM 1

**8'3" x 14'2" (2.52m x 4.33m)**

Laminate flooring, wardrobes, a chest of drawers and a radiator.

### BEDROOM 2

**8'1" x 9'8" (2.48m x 2.96m)**

With a radiator.

### BEDROOM 3

**4'10" x 10'7" (1.48m x 3.25m)**

Laminate flooring, a radiator and loft access.

## OUTSIDE

To the rear there is an enclosed garden laid mainly to lawn with a useful POTTING SHED. There is a rear access door to a GARAGE 4.36m x 4.45m (14'4 x 14'7).

## DIRECTIONS

From Camborne Tesco roundabout take the exit towards the town passing the big chapel on the left. Continue along this road and Tolcarne Street is the third turning on the right hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

## SERVICES

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

Broadband highest available download speeds - Standard 12 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor & indoor, O2 - Good outdoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).



