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Sales & Lettings



22 Mount Pleasant Close

Camborne, TR14 7RZ

£325,000



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This is an excellent opportunity to purchase a well presented and generously proportioned detached bungalow. The accommodation offers a lounge, a separate dining room and a rear conservatory. There is a well appointed kitchen with an adjoining laundry room and there is also a family bathroom plus a separate wc. Three bedrooms are provided with the master bedroom having an en-suite facility. Internal doors have small pane glass and there are French doors in the dining room. The property has gas fired heating and the solar panels are owned by the property. Externally there is a garage and parking facilities. The gardens are enclosed being mostly laid to lawn with a hard standing to the rear which would be ideal for a shed or a greenhouse. Camborne town centre offers travelling facilities and a good variety of shopping outlets.

ENTRANCE HALL

With a radiator.

CLOAKROOM

Low level wc and a wash hand basin with a splash back and mirror. Extractor fan and a radiator.

INNER HALL

Two built-in cupboards.

EXTRA HALL

With a shelved cupboard, access to the loft via a ladder with a light and boarding. Radiator.

LOUNGE

14'7" x 13'6" (4.47m x 4.13m)

Two radiators and double doors to:

CONSERVATORY

9'1" x 8'9" (2.78m x 2.68m)

With an external door.

DINING ROOM

9'8" x 9'6" (2.97m x 2.92m)

Approached via double doors with a radiator. French doors to the garden.

KITCHEN

11'4" x 9'1" (3.47m x 2.78m)

Single drainer stainless steel sink unit plus a good array of working surfaces with splash backs plus cupboards and drawers beneath to include saucepan storage. Plinth lighting and complementary eye level cupboards. Extractor fan and a tiled floor.

LAUNDRY ROOM

5'1" x 9'4" (1.57m x 2.87m)

Worcester gas boiler, an external door and a single drainer stainless steel sink unit. Working surfaces and space for white goods.

BEDROOM 1

10'11" x 11'8" (3.35m x 3.56m)

With a radiator.

EN-SUITE

Shower cubicle with Respatex walling and a mains shower. Pedestal wash hand basin with a splash back and a mirrored medicine cabinet. Low level wc and a radiator.

BEDROOM 2

10'8" x 9'8" (3.26m x 2.97m)

With a radiator.

BEDROOM 3

7'3" x 10'6" (2.23m x 3.22m)

With a radiator and a mirror.

OUTSIDE

There is a GARAGE 2.82m x 4.98m (9'3 x 16'4) with an up and over door, shelving and roof storage. The gardens lie to both the front and rear being laid to lawn and generally well enclosed. There is plenty of scope here for the keen gardener in our opinion.

DIRECTIONS

With Camborne railway station on your right hand side go over the tracks and turn first right into Mount Pleasant Road. Continue along here for approximately half mile and Mount Pleasant Close will be identified on the left hand side. Number 22 will be found on the right hand side.

AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: E.

SERVICES

Mains drainage, mains water, mains electricity, mains gas heating and owned solar panels.

Broadband highest available download speeds - Standard 13 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



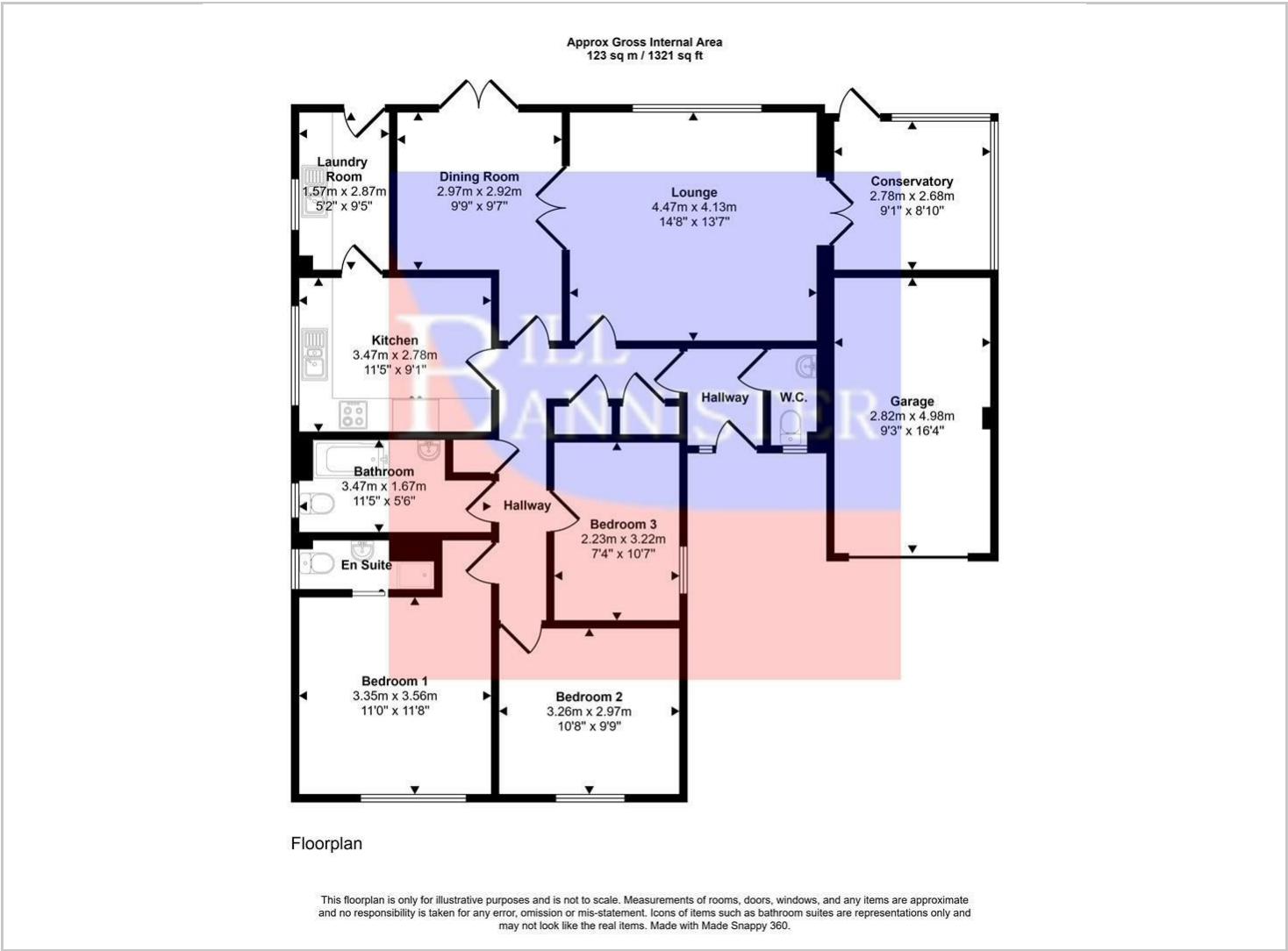
Hybrid Map



Terrain Map



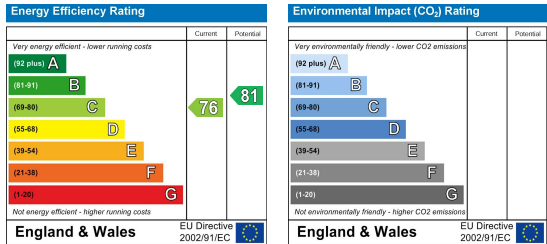
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.