Penscowen Road
Camborne
TR14 0DT

Offers In Excess Of £220,000

- IMMACULATELY PRESENTED TWO BEDROOM HOUSE
- MUCH IMPROVED BY CURRENT OWNERS
- PRIVATE DRIVEWAY PARKING
- EXTENDED WITH GORGEOUS SUNROOM
- LOVELY ENCLOSED REAR GARDEN
- RECENTLY FITTED SHOWER ROOM
- IMPRESSIVE KITCHEN/DINING ROOM
- POPULAR LOCATION
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION

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Tenure -

Council Tax Band - B

Floor Area - 717.00 sq ft

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DESCRIPTION
A superb and much improved two bedroom end of terrace home in this popular development, with the benefit of off street parking, a lovely enclose low maintenance rear garden and the wonderful addition of a superb sun room at the rear of the property. Accommodation briefly comprises of Entrance hall, Living room, Kitchen/Dining room, Sun room, ground floor W.C, along with two bedrooms and family shower room to the first floor. Impeccably presented throughout and with a raft of improvements since the property was initially built, this is one of the very best two bedroom properties in the area.

LOCATION
Penscowen Road is a pleasant road in a popular modern development on the outskirts of Camborne. 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
Composite UPVC double glazed door opening into:

ENTRANCE PORCH
A useful porch with Ceramic tile flooring. Space for shoe rack and cloaks hanging space. Door opening into ground floor W.C. Door opening into:

LIVING ROOM
A lovely light filled and spacious room with UPVC double glazed window to front elevation. Radiator. under stairs cupboard Stairs to first floor. Door opening into:

KITCHEN/DINING ROOM
A lovely light filled room with ceramic tile flooring. A range of floor standing and wall mounted cupboard and drawer units with square edged work surfaces over. One and a half bowl Stainless steel sink unit with drainer board and mixer tap over. Integrated oven with hob and extractor fan over. UPVC double glazed window through to Sunroom. Plenty of dining space. Radiator. UPVC double glazed French doors leading through to:

SUNROOM
A superb and high quality addition to the property, this fabulous room has been used for a variety of purposes including an occasional third bedroom, and offers direct access to the rear garden. UPVC double glazed windows to three sides. UPVC double glazed French doors leading out to the garden. Vaulted ceiling. Blinds fitted to all windows and doors.

FIRST FLOOR
Stairs rise to the first floor, leading to a generous landing with doors leading to both bedrooms and Shower room.

BEDROOM ONE
A superbly proportioned double bedroom with UPVC double glazed window to front elevation. Fitted wardrobe. Radiator.

BEDROOM TWO
Single bedroom with UPVC double glazed window to rear elevation. Radiator.

SHOWER ROOM
A superb and recently installed Shower room with Ceramic tile flooring. Low entry direct access double sized shower cubicle with plumbed shower unit over. Low level W.C. Pedestal wash hand basin. Wall mounted electric heated towel rail. Part tiled to three walls. UPVC double glazed obscured window to rear elevation.

OUTSIDE
To the front of the property there's a small stone chipped low maintenance area. To the side of the property there's a private driveway. to the rear of the property there's direct access out of the Sunroom into a delightful, fully enclosed low maintenance garden which enjoys a good level of privacy and plenty of sunshine throughout the day. the rear garden is predominantly stone paved, with raised borders with a range of well maintained shrubs and plants. Pedestrian gate giving rear access.

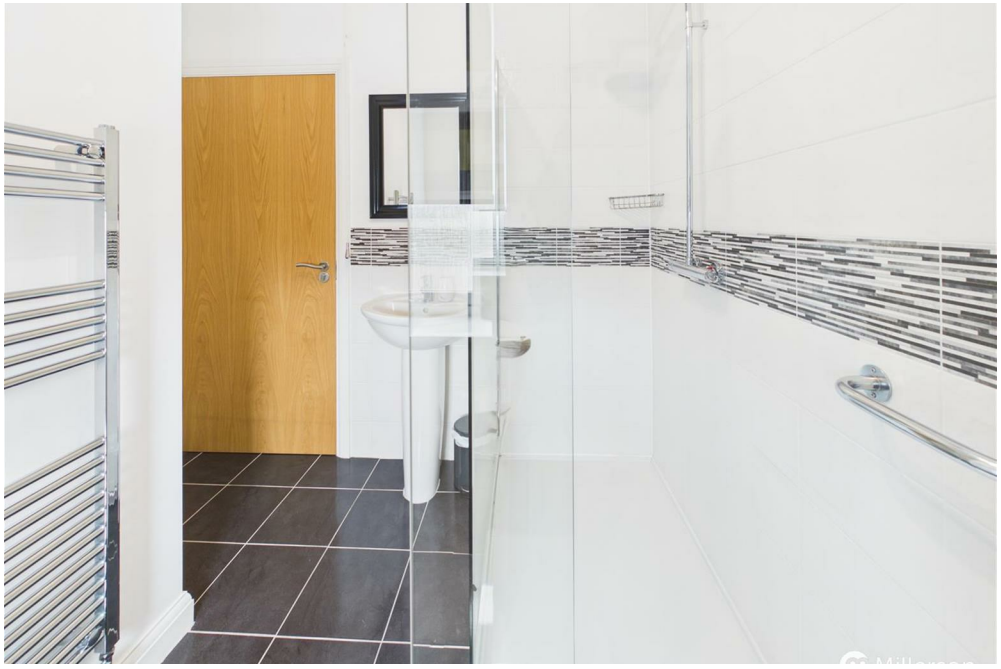
DIRECTIONS
From our offices in Camborne, proceed down Tehidy Road, turning right into Enys Road. Continue along Enys Road for approximately 800 Yards, turning left into Penscowen Road. the property will be found on the right hand side, identified by our for sale board.

MATERIAL INFORMATION
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: C
The building
End-terrace house, standard construction
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating

Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Allocated
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
Title register restrictions (CL318428):
- There are rules (restrictive covenants) in the 2013 and 2015 Transfers that limit what can be done with the land to ensure the neighborhood stays in good condition.
- A legal restriction prevents the sale or transfer of the property unless a solicitor confirms that specific requirements from previous agreements have been followed. This is a standard procedure that your lawyer will manage.
- The owner is not allowed to pollute or block the flow of any natural or man-made water channels on the land.
- The owner has a legal duty to keep the banks and beds of any watercourses on the property in good repair and protected from damage.
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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.

AGENTS NOTE

There is a maintenance charge of approximately £22.00 per calendar month for communal areas managed within the estate.



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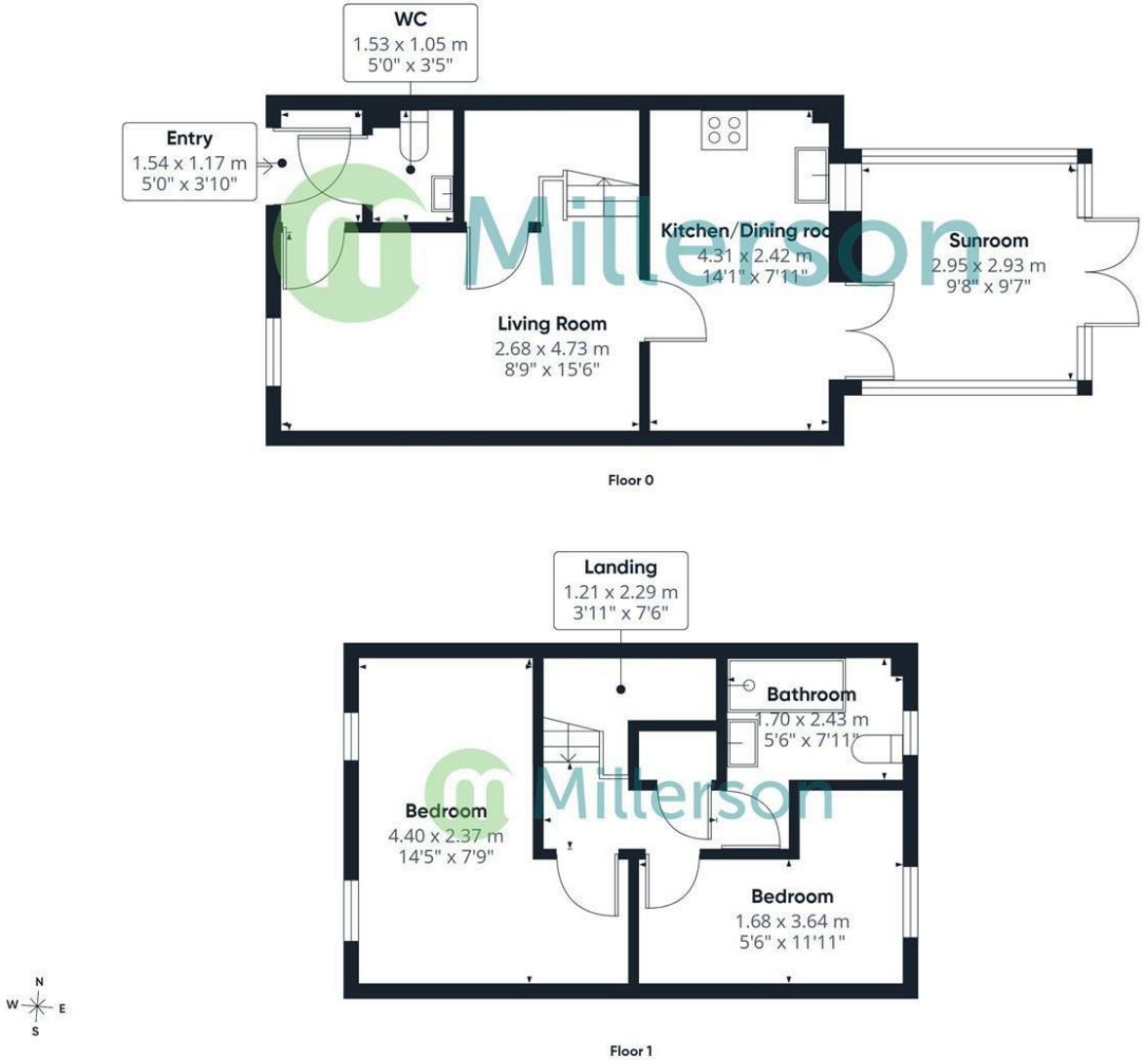

Approximate total area[1]

66.5 m²

717 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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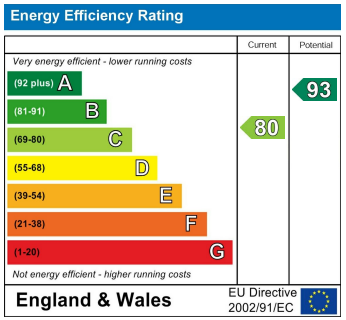

Needing To Sell?

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

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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