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BILL BANNISTER

Sales & Lettings



10 Beacon Terrace

Camborne, TR14 7BU

£285,000



Situated in a popular location, this terraced house offers family sized accommodation and benefits from three bedrooms plus an attic room. To the ground floor there is a front conservatory, a lounge, separate dining room and two kitchen areas. There is a first floor family bathroom plus the bonus of a ground floor shower room. The property is double glazed and this is complemented by gas fired heating. Externally there is parking for one vehicle, a well enclosed mature front garden with a garden shed and an enclosed rear courtyard.



Offered for sale with no onward chain set back from the road in an elevated position, this is a generally well presented three bedroom family home. There is also a staircase leading to an attic room which has been panelled and boarded with a Velux window and eaves storage. To the ground floor there is a front porch and conservatory leading to the lounge with a focal granite fire surround. There is a fine separate dining room focusing on a floor to ceiling fireplace housing a log burning stove (not in use). Access is given to the kitchen having a separate second kitchen area with the sink unit and a door to the rear. A ground floor shower room is provided in addition to the first floor bathroom and this certainly is a good feature. A gas fired heating system has been installed and this is complemented by double glazing. The two front bedrooms have open aspect views and one of which has what appears to be a former fireplace that has been exposed. Outside there is parking for at least one vehicle and there is an enclosed front garden with a raised decked area, lawns, fir trees and a garden shed. There is also an enclosed area to the rear. Beacon Terrace is within perhaps a quarter of a mile to the railway station and then on to the town.

FRONT PORCH

Leading to:

BAY WINDOW STYLE CONSERVATORY

16'10" x 47" (5.15m x 1.40m)
Double glazed and looking over the garden. Door to:

LOUNGE

14'6" x 120" (4.43m x 3.66m)
A very fine room with a granite focal fireplace (not in use), panelling to dado height, coved ceiling, a radiator and laminate flooring.

DINING ROOM

17'11" x 11'3" (5.47m x 3.43m)
A very fine room with a high ceiling and open beams. Focal point brick and stone fireplace with an inset log burner (not in use). Stairs to the first floor with space under. Radiator.

KITCHEN

7'6" x 9'4" (2.30m x 2.85m)
Plenty of working surfaces with cupboards and drawers beneath, a tall cupboard and space for a Range cooker with a tiled splash back.

SECOND KITCHEN

9'2" x 8'6" (2.81m x 2.61m)
Belfast sink flanked by working surfaces having cupboards and drawers beneath. Door and window to the rear.

Please note that the hall, dining room and both kitchens have laminate style flooring.

SHOWER ROOM

5'3" x 9'10" (1.61m x 3.02m)
A tiled shower cubicle with an electric shower, enclosed wash hand basin with a splash back and a wc. Ladder radiator and two windows. Door leading to:

UTILITY

6'5" x 6'2" (1.97m x 1.90m)
With undercounter space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR

BEDROOM 1

12'7" x 11'9" (3.86m x 3.60m)
Exposed stone former fireplace which makes a good feature but is not functional. Radiator and an open aspect to the front elevation.

BEDROOM 2

10'7" x 11'11" (3.23m x 3.64m)
Cupboard housing a Vokera gas combi boiler. Radiator.

BEDROOM 3

7'0" x 9'5" (2.15m x 2.89m)
With a view and a radiator.

LANDING

Stairs to:

ATTIC ROOM

14'4" x 19'1" (4.38m x 5.84m)
This has been floored and panelled with a Velux window and also provides eaves storage.

BATHROOM

7'10" x 9'8" (2.40m x 2.95m)
Pine panelled bath with a mixer and shower, part tiled surround and wash hand basin with a tiled back plus a recess with a light. WC, built-in cupboard and shelf plus a radiator.

OUTSIDE

To the front of the property a hard standing is available for at least one vehicle. A pedestrian gate leads to a well enclosed garden with lawns, fir trees and a raised decked area taking advantage of the afternoon and evening sunshine. There is scope here for the keen gardener. To the rear there is a fully enclosed yard with little or no maintenance.

DIRECTIONS

From Camborne railway station proceed up Beacon Hill into Trevu Road. Beacon Terrace will be found near the top on the left hand side. Number 10 is the second from last property and parking is available in the next road.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

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

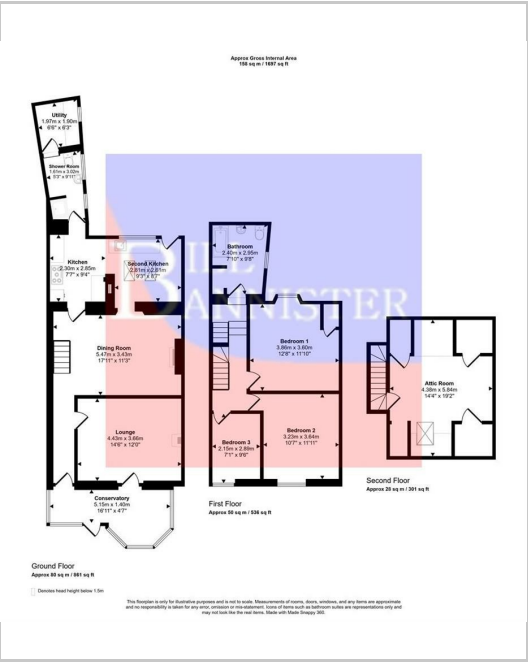
Broadband highest available download speeds - Standard 13 Mbps, Superfast 75 Mbps, Ultrafast, 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 Limited, Vodafone Limited (sourced from Ofcom).

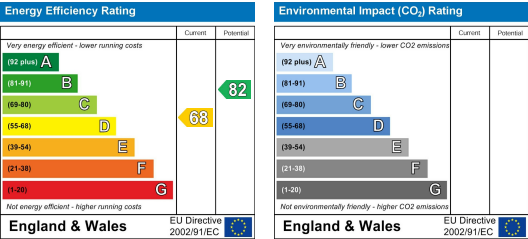
Area Map



Floor Plans



Energy Efficiency Graph



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