



Trevoole

Praze

Camborne

TR14 0RN

Asking Price £525,000

- DETACHED RURAL BUNGALOW
  - APPROX 1.25 ACRES
  - THREE/FOUR BEDROOMS
  - DUAL ASPECT LOUNGE
  - FOUR PIECE BATHROOM
  - KITCHEN AND UTILITY
- AMPLE PARKING INCLUDING LARGE GARAGE
  - COUNTRYSIDE VIEWS
  - NO ONWARD CHAIN
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1421.00 sq ft



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### PROPERTY DESCRIPTION

No Onward chain! A fantastic opportunity to purchase this very well presented detached bungalow, set in approximately 1.25 acres. Enjoying rural views and a real sense of space, the bungalow is perfect for a growing family with the accommodation comprising a welcoming entrance hall, dual aspect lounge, kitchen with integrated appliances, utility with cloak room, four piece family bathroom, three double bedrooms plus a potential fourth bedroom currently used as a dining room.

Outside, the property is approached through double vehicular gates onto a long private driveway providing ample parking along with a large garage with electric door. You are immediately aware of your rural surroundings and the historical mining history of the area with countryside views lying beyond approximately 1.25 acres of gardens and grounds and disused Engine house and Chimney stack. The gardens are laid to lawn and are bathed in all day sunshine with the end of the land offering a more natural area with mature trees and an attraction for wildlife.

The location is rural yet convenient with the village of Praze less than one mile away and the main town of Camborne with a range of retail and leisure facilities, schools for all ages and mainline railway approximately 2.5 miles distant.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Obscure double glazed door into:

#### ENTRANCE VESTIBULE

Tiled floor, glazed door into:

#### ENTRANCE HALL

A light and bright entrance hall way with large airing cupboard housing combination boiler and fitted shelving, radiator, loft access hatch, doors to lounge, kitchen, bedrooms and bathroom

#### LOUNGE

15'10" x 14'9" (4.83 x 4.5)

A good sized dual aspect living space with dining space if required, double glazed window enjoying a garden view and patio doors to paved sunny patio, feature fireplace with living flame gas fire, radiator, inset lighting.

#### KITCHEN

A well appointed kitchen fitted with a range of shaker style base and wall units with stone effect work surfaces, integrated appliances include fridge, freezer, dishwasher, oven, microwave, gas hob and extractor hood, one and half bowl composite sink, tiled floor, radiator, door into:

#### UTILITY/CLOAK ROOM

Double glazed window and obscure double glazed door to drying area,

fitted unit with worktop above, doors into garage and cloak room area with W.C, space for washing machine.

#### BEDROOM ONE

12'0" x 10'11" (3.66 x 3.33)

Double glazed window, radiator.

#### BEDROOM TWO

11'1" x 10'6" (3.38 x 3.2)

Double glazed window, radiator.

#### BEDROOM THREE

11'11" x 8'11" (3.64 x 2.73)

Double glazed window, radiator.

#### DINING ROOM/FOURTH BEDROOM

8'11" x 8'10" (2.72 x 2.69)

A potential fourth bedroom currently used as a dining room with double glazed window and radiator.

#### BATHROOM

An immaculate four piece bathroom suite comprising bath, shower cubicle, W.C and hand basin with fitted unit, tiled floor, tiled walls, radiator, obscure double glazed window.

#### OUTSIDE

The bungalow is approached through double wooden gates onto a long driveway with generous parking for numerous vehicles along with a large garage. You are immediately welcomed by rural views including approximately 1.25 acres of gardens and grounds. To the left of the driveway is a level lawn and sunny patio area accessed from the lounge and useful drying area to the rear accessed from the utility. The main garden is an expansive lawn that extends into a more natural area interspersed with trees attracting a great deal of wildlife. There is also a wildlife pond and several useful outbuildings including a mower shed, summerhouse and trailer/storage shed.

#### GARAGE

25'2" x 11'8" (7.66 x 3.55)

Electric roller door, light and power, loft access.

#### TRAILER/STORAGE SHED

11'10" x 9'2" (3.6 x 2.8)

A useful storage shed with twin wooden doors and additional pedestrian rear door and also houses the LPG gas bottles.

#### SUMMERHOUSE

11'7" x 9'7" (3.53 x 2.93)

#### MOWER SHED

9'2" x 8'6" (2.8 x 2.6)

### MATERIAL INFORMATION



Verified Material Information  
 Council tax band: D  
 Council tax annual charge: £2342.54 a year (£195.21 a month)  
 Tenure: Freehold  
 Property type: Bungalow  
 Property construction: Standard form  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Septic tank  
 Heating: Central heating  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good  
 Parking: Garage, Driveway, and Private  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: E

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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.

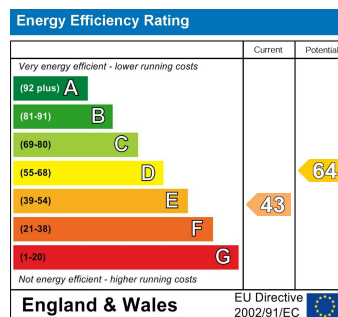




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