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BILL BANNISTER
Sales & Lettings



3B Tehidy Road

Camborne, TR14 8TA

£105,000

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Offered for sale with no onward chain, this modern first floor apartment would be ideal for first time buyers or investment purposes. There is a good sized lounge/diner, a fitted kitchen, a double bedroom and a bathroom. The property is double glazed and this is complemented by electric heating. Externally there is the bonus of a dedicated parking space.







Set back from the road and having its own parking space, this first floor apartment is offered with no onward chain. An internal inspection will reveal that there is a hallway leading to a compact but well equipped kitchen. There is a generous lounge/diner with a dual aspect and three windows. Beyond this is a double bedroom and the bathroom has easy clean walls and a bath with the addition of a Triton electric shower. The property is double glazed and has electric heating. Externally there is a dedicated parking space. Camborne main street is within approximately one hundred and fifty yards and here you will find a good range of retail outlets, a main line railway station and a bus station.

ENTRANCE HALL
Approached via exterior steps. Loft access and an air circulation unit. Coat hooks.

LOUNGE/DINER
16'6" x 11'10" (5.03m x 3.62m)
A very pleasant dual aspect room with three windows providing a lot of light. One wall has feature wood strips. Dummy fire hearth and a Quantum electric radiator.

KITCHEN
6'7" x 8'0" (2.03m x 2.45m)
Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath. Integrated oven and hob, splash backs and eye level cupboards incorporating an extractor. Single bowl stainless steel sink unit.

BEDROOM
8'6" x 11'8" (2.61m x 3.58m)
With an electric heater.

BATHROOM
9'7" x 4'3" (2.93m x 1.31m)
Panelled bath with a Triton electric shower and screen. Pedestal wash hand basin with a mirror and a low level wc. Airing cupboard housing a hot water cylinder with storage beneath. Wall mounted electric fan heater.

OUTSIDE
The property has a dedicated parking space.

DIRECTIONS
Approaching the roundabout by the clock tower from the west side of Camborne, proceed into the main street turning first left into Fore Street. Continue down here for approximately one hundred and fifty yards and there is a turning on the left leading to the flat.

AGENTS NOTE
TENURE: Leasehold - 999 year lease commenced on 1/3/2007. Ground Rent £15 per annum.

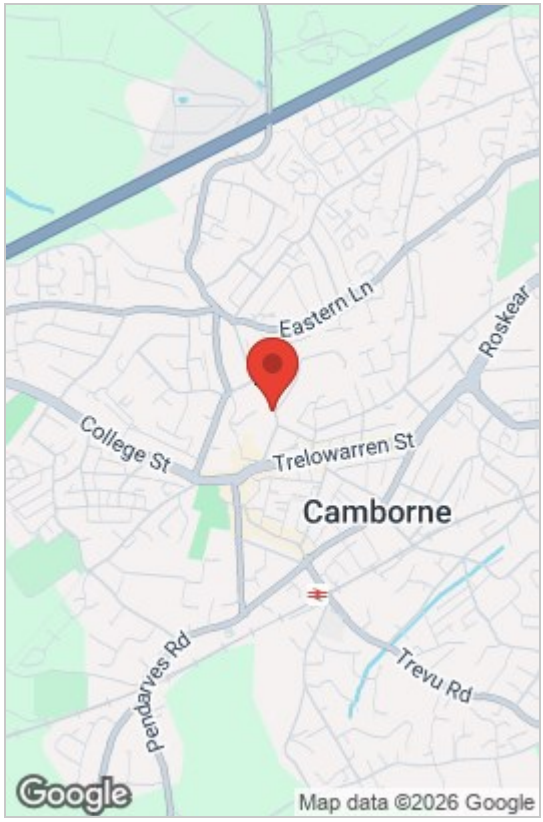
COUNCIL TAX BAND: A.

SERVICES
Mains drainage, mains water, mains electricity and electric heating.

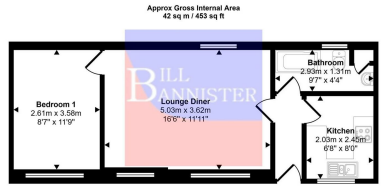
Broadband highest available download speeds - Standard 18 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

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

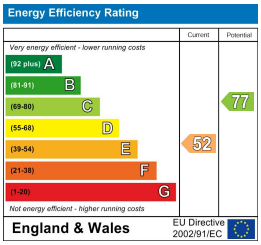
Area Map

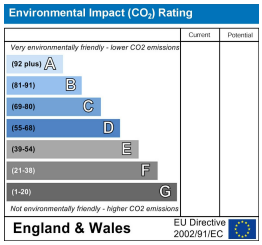


Floor Plans



Energy Efficiency Graph





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