

Wellington Road
Camborne
TR14 7LQ

Offers In The Region Of £350,000

- BEAUTIFUL SEMI DETACHED PERIOD HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SUN ROOM AND GARDEN ROOM
- KITCHEN AND UTILITY
- STUNNING FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- WONDERFUL ENCLOSED GARDEN
- ORIGINAL FEATURES
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - C

Floor Area - 1526.00 sq ft



3



1



2



D65

PROPERTY DESCRIPTION

A beautifully presented, semi detached period home situated on the edge of Camborne Town. The accommodation enjoys a host of original features including tessellated tiled flooring, decorative architraves, ceiling roses, exposed wood flooring and spacious accommodation comprising a welcoming entrance vestibule and entrance hall, living room, dining room, sun room with roof lantern, well appointed kitchen with granite work surfaces, utility area, a stunning family bathroom and three comfortable bedrooms. Outside, the home is nicely set back from the road with a brick paved driveway and double length garage providing parking whilst the rear enjoys a superb, pet and child friendly enclosed garden with a useful garden room and attached workshop which may lend itself to conversion into an annexe (stpp). Other benefits include double glazing, gas central heating and with its historical charm and modern conveniences, whether you are a first-time buyer or seeking a family home, this residence is sure to impress.

LOCATION

Wellington Road is a popular residential road, predominantly made up of traditional Granite stone town house and is situated just off Camborne Town centre. 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 benefits from a range or retail and leisure facilities, schools for all ages, doctors surgeries, and bus station. 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

Traditional six pane period front door opening into:

ENTRANCE VESTIBULE

Original tessellated' tiled floor, traditional part glazed door to:

ENTRANCE HALL

A classic Victorian hallway with doors leading to living room, dining room and kitchen. Staircase leading to first floor. Radiator. Original architraves to ceiling.

LIVING ROOM

A beautiful traditional living room with original wooden door. Recently fitted oak herringbone flooring. A stunning cast iron feature fireplace with wood burning stove and slate hearth. Large uPVC double glazed window to front elevation. Ceiling cornicing. Original ceiling rose. Picture rail.

DINING ROOM

Another beautifully proportioned room with original Victorian doorway. Revealed Wooden floor boards. Ornamental fireplace with tiled hearth and timber mantle and surround. Alcove storage cupboards. Ceiling cornicing. Ceiling rose. Radiator. Open doorway through to:

SUN ROOM

A wonderful addition to the home with polished stone tiled flooring. Dual aspect uPVC double glazed windows and uPVC double glazed French doors to patio garden with a delightful 'Lantern' glazed roof. Inset lighting. Open archway through to:

KITCHEN

A well appointed kitchen with polished stone tiled floor. An excellent range of floor standing and wall mounted cupboard and drawer units with soft close drawers along wand solid granite worksurfaces over. Space for modern double size range with extractor fan over. Space for fridge/freezer. Loft access. Inset lighting. Open access through to:

UTILITY

An excellent additional space separate from the kitchen again with stone tiled floor. Two worksurface units beneath. Plumbing and space for washing machine and tumble dryer . 'Worcester' combination boiler. Inset stainless steel sink and drainer with mixer tap over with corded tap accessory. Recessed uPVC double glazed window overlooking the rear garden. Tiled walls to four sides. Door through to:

BATHROOM

An absolutely stunning four piece family bathroom with marble effect stone tiled floor. Freestanding roll top bath with side mounted mixer tap, hand basin set into stone counter with mixer tap over and fitted drawer unit below, low level WC, open access through to a very impressive Walk-in shower cubicle with large rainfall style shower head and fitted sky light over. Six spotlights over. Tiled to four walls. UPVC double glazed obscure window to side elevation. Wall mounted heated towel rail. Under floor heating

FIRST FLOOR

LANDING

Traditional turning staircase leads to the first floor with a delightful and particularly large stained glass window to rear elevation on the turn of the stairs.

BEDROOM ONE

Original wooden door opening into a sunny room with wooden floor boards. uPVC double glazed picture window to front elevation. Coved ceiling. Radiator.

BEDROOM TWO

Another double bedroom with wooden floor boards. uPVC double glazed window to rear elevation overlooking the garden. Coved ceiling. Victorian style modern radiator.







BEDROOM THREE

A very well proportioned single bedroom with uPVC double glazed window to front elevation. Radiator.

OUTSIDE

The property benefits from excellent space to the front, with a brick paved driveway providing parking for one/two vehicles which in turn gives access to an attached garage with electric door. To the side of the garage is a further brick paved area which leads on to a pedestrian gate which provides an access to the rear garden. The rear enjoys a good sized garden, perfect for children and pets with its stone wall boundaries and expansive lawn. A flag stone paved patio provides a sunny seating area, ideal for outdoor dining an entertaining with a further stone chipped patio at the end of the garden to enjoy a sunny evening. Adjacent to this is a superb and very versatile Outbuilding split into an external living room with wood burner and an attached work shop. This also gives the potential for further conversion into an annexe subject to permissions.

DIRECTIONS

Entering Wellington Road from Aldi supermarket, proceed for just over 100 metres where the property can be found on your right hand side.

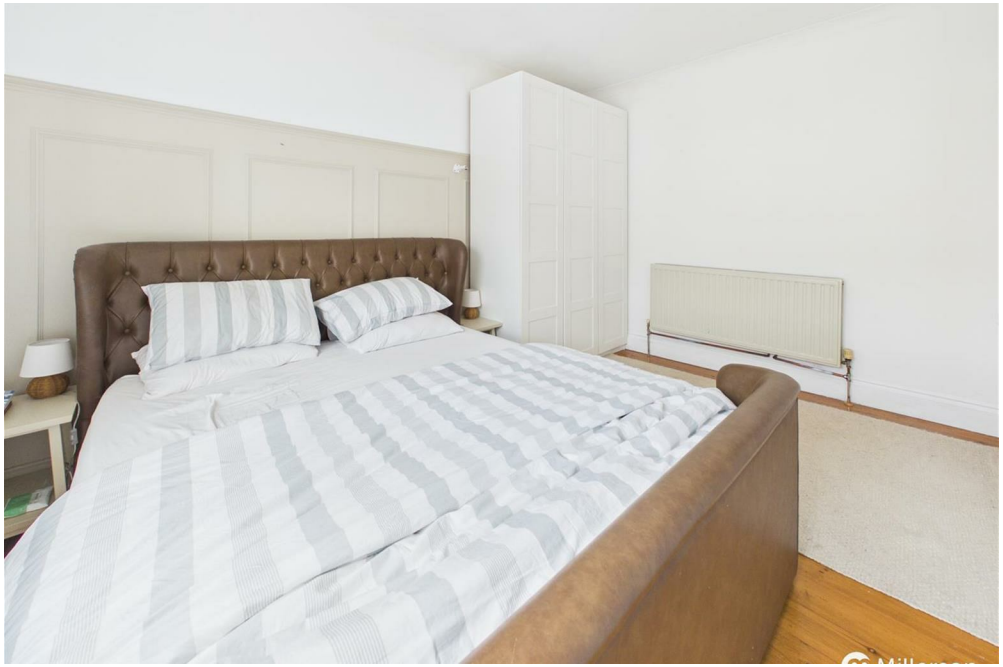
MATERIAL INFORMATION

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: D65

The building
Semi-detached house, standard construction
3 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing and wood burner









Wellington Road, Camborne, TR14 7LQ

Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE great
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
In In the CAMBORNE (TOWN CENTRE) conservation area (per planning.data.gov.uk; confirm via the local authority search).
No tree preservation order
Non-coal mining area: yes

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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.









Approximate total area(1)

1525 ft²

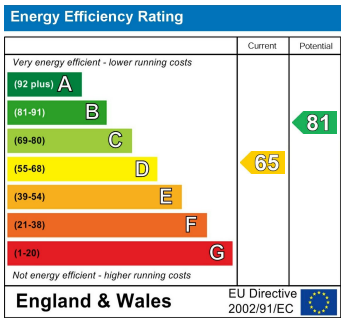
141.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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29 Commercial Street
Camborne
Cornwall
TR14 8JX

E: camborne@millerson.com
T: 01209 612255
www.millerson.com

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