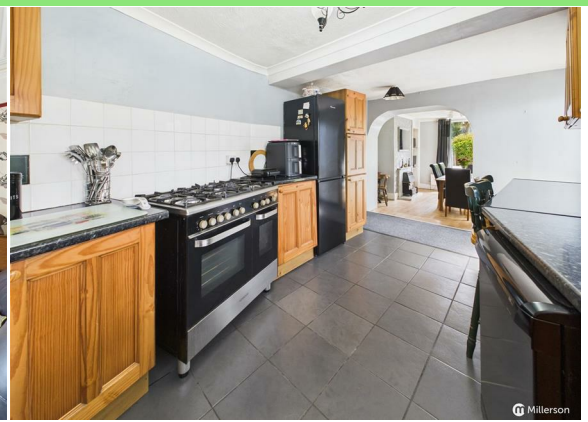


Roskear
Camborne
TR14 8DF

Asking Price £325,000

- SPACIOUS SEMI DETACHED PERIOD HOME
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- LARGE DRIVEWAY AND GARAGE
- KITCHEN AND UTILITY
- ANCILLARY TWO BEDROOM ACCOMODATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- IDEAL FAMILY HOME
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - C

Floor Area - 1798.00 sq ft


3


1


3


E47

PROPERTY DESCRIPTION

Situated on the outskirts of Camborne Town is this spacious semi detached period home offering versatile accommodation including a separate static home, perfect for a living dependent. In brief, the home comprises an entrance vestibule, entrance hall, living room, sitting room, dining room, kitchen, utility bathroom, three bedrooms and first floor W.C. Outside, the property is nicely set back from the road approached over a large driveway offering plenty of parking along with a detached garage with inspection pit. The main garden is enclosed and predominantly laid to lawn with a gravelled area with green house and paved seating area. In addition is the benefit of a static home with two bedrooms, kitchen area, living room and shower room, perfect for a dependent relative as ancillary accommodation to the home.

LOCATION

Roskear is situated just off of Camborne Town. 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 measurements are approximate)

ENTRANCE

Double glazed door into:

ENTRANCE VESTIBULE

Original tiled flooring, decorative cornice and ceiling rose, glazed door into:

ENTRANCE HALL

Original decorative archway and architraves, stairs to first floor with storage space below, radiator, doors to living room and sitting room.

LIVING ROOM

A lovely living space with original marble fireplace with gas fire, decorative architraves and ceiling rose, double glazed window, radiator.

SITTING ROOM

A second reception room with wood effect flooring, gas fire, two double glazed windows, twin glazed door into an inner hall leading to the kitchen, dining room, utility and bathroom.

DINING ROOM

A dual aspect dining room with plenty of space for a large table and chairs, double glazed window and patio doors to garden, feature fireplace, built in storage cupboard, wood effect flooring, archway into:

KITCHEN

Fitted with a range of matching wooden base and wall units with granite effect work surfaces and tiled splash backs, one and half bowl stainless steel sink with mixer tap and drainer, breakfast bar, spaces for large range style cooker, fridge/freezer and dishwasher, slate effect tiled flooring, dual aspect doble glazed windows and obscure double glazed door to garden.

UTILITY

a useful utility area with space and plumbing for washing machine, stainless steel sink with tiled splash back and fitted cupboard above and below, slate effect tiled flooring, door into:

BATHROOM

A white three piece bathroom suite comprising bath with water fall style shower head and two additional shower attachments, hand basin with fitted cupboard below, and W.C, two large fitted cupboards, vintage style radiator with towel rail, tiled walls, tiled floor, obscure double glazed window, extractor fan.

FIRST FLOOR

LANDING

Return stairs case with half landing area with large double glazed window, main landing with airing cupboard and doors to bedrooms and Cloak room

CLOAK ROOM

Fitted with a handy first floor W.C

BEDROOM ONE

A good sized double bedroom with double glazed window, radiator, wood effect flooring.

BEDROOM TWO

A second double bedroom with large floor to ceiling double glazed window, original feature fireplace, radiator, wood effect flooring, loft access hatch.

BEDROOM THREE

A comfortable single room with double glazed window, radiator, wood effect flooring.

OUTSIDE

The property is nicely set back from the road and is approached over a large gravel driveway with plenty of parking for multiple vehicles. A detached garage with inspection pit also provides further parking. A pedestrian gate then leads into a private lawned garden with hedged borders which open onto a paved seating area and gravelled patio with green house and planted borders. There is also a pedestrian gate to the front which leads to the front door and a further gate back into the garden.

In addition the home offers further accommodation in the form of a static home. This is perfect for dependent relatives to have their own space or even children to create a wonderful play house comprises two bedrooms, shower room, kitchen area and living space.

DIRECTIONS

From Camborne Town Centre, proceed to the top of Trelowarren Street turning left onto Wesley Street. Continue over the roundabout by Tesco onto Roskear where the property can be found on your left hand side.

MATERIAL INFORMATION







Council Tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: E
Number and types of room: 3 bedrooms, 1 bathroom, 3 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Off Street, Driveway, and Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: The property lies within a designated conservation area
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
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)

1798 ft²

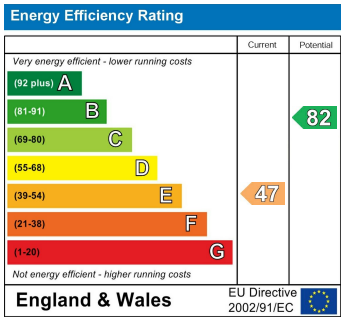
167.1 m²

(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 are based on RICS IPMS 3C standard.

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