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Putting your home on the map

**Treloar Warren Street,
Camborne**

**£170,000
Freehold**





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Property Introduction

Who is seeking a three bedroomed home with the added bonus and use of a commercial unit next door along with planning permission for further development?

Being offered for sale due to the owners retirement, this represents an ideal opportunity to acquire a property with a spacious three bedroomed cottage / apartment all located in the middle of Camborne. In addition to the property and shop, to the rear of the property plans have been approved for the demolition of preparation rooms and a garage to allow for the construction of a two storey building containing a one bedroom and a two bedroom flat, both of which will have their own access.

Full details will be found on Cornwall Planning Portal with the planning reference PA22/03653. This is an interesting and varied development opportunity which is being sold with no onward chain and is ready to be sold to a new buyer who can maximise the opportunities that are on offer. Viewing our interactive virtual tour prior to arranging a closer inspection is strongly recommended.

Location

Situated within the main shopping street of Camborne, there is access to a variety of both local and national shopping outlets together with banks and a mainline Railway Station with direct links to London Paddington and the north of England. The A30 trunk road is accessed nearby and Truro, the administrative and cultural heart of Cornwall is within thirteen miles.

The north coast at Portreath is within five miles and Falmouth on the south coast, which is Cornwall's university town is twelve miles distant.

ACCOMMODATION TO FLAT

uPVC double glazed door opening to:-

ENTRANCE VESTIBULE

Coloured glass door opening to:-

HALLWAY

Stairs to first floor and radiator. Door to:-

KITCHEN 15' 3" x 7' 5" (4.64m x 2.26m)

Two uPVC double glazed windows to the side. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit. Ceramic tile splasbbacks, cooker point and radiator. Doorway to:-

REAR VESTIBULE

Space and plumbing for an automatic washing machine. uPVC double glazed door to rear and door to:-

BATHROOM

uPVC double glazed window to side. fitted with a low level WC, pedestal wash hand basin and panelled bath with plumbed rain head shower over. Ceramic tiled walls, ceramic tiled floor and radiator. Airing cupboard containing 'Ariston' gas combination boiler.

FIRST FLOOR LANDING

On two levels with doors opening off to:-

LOUNGE 14' 2" x 9' 6" (4.31m x 2.89m)

uPVC double glazed window to the front. Radiator.

BEDROOM ONE 12' 6" x 9' 5" (3.81m x 2.87m)

uPVC double glazed window to rear. Radiator.

BEDROOM TWO 10' 2" x 6' 5" (3.10m x 1.95m)

uPVC double glazed window to front. Laminate flooring and radiator.

BEDROOM THREE 9' 5" x 6' 0" (2.87m x 1.83m) plus recess

uPVC double glazed window to rear. Radiator.

SHOP 13' 11" x 12' 5" (4.24m x 3.78m) maximum measurements

uPVC double glazed door and window to front. Counter space, tiled flooring and walls. Door to:-

PREPARATION ROOM 12' 5" x 11' 5" (3.78m x 3.48m)

Tiled floor and stainless steel single drainer sink unit with water heater over. uPVC double glazed door to rear.

OUTSIDE REAR

Attached to the rear of the flat on the ground floor there is a separately accessed office space and a WC. Between the rear of the shop and proposed flat complex there is an enclosed lawned garden and plant room/store/garage.

OFFICE 8' 3" x 5' 8" (2.51m x 1.73m)

uPVC double glazed window to side.

WC

Double glazed window to side. WC and wash hand basin.

PLANT ROOM/STORE/GARAGE 23' 3" x 17' 9" (7.08m x 5.41m)

PLUS 17' 6" x 15' 1" (5.33m x 4.59m) maximum measurements

PLUS 15' 11" x 12' 7" (4.85m x 3.83m) plus recess

Situated at the rear of the property there is an extensive preparation room, storage space and sink unit. Access off to a garage with a door opening onto a rear service lane. Power, light and water connected. This area has an outline planning consent ref PA22/03653 for demolition and allowing for the new build two storey block containing a one bedroom flat on the first floor with its own access and a two bedroom first floor flat again with its own access.

AGENT'S NOTE

Please be advised that the flat is band 'A' for Council Tax.

SERVICES

Mains electric, mains water, mains drainage and mains gas.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Central location in Camborne
- Self contained first floor flat / cottage
- Three bedrooms in the property
- Shop and preparation area in addition to property
- Large store and garage to rear
- Planning consent for two flats
- Decision notice PA22/03653
- Potential to develop shop area

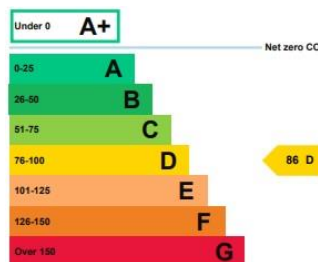


(1) Excluding balconies and terraces

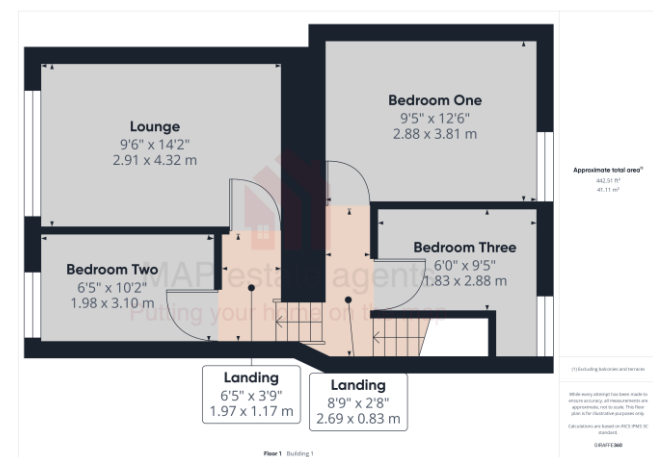
Reduced headroom
Below 5 ft/1.5 m

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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Shop EPC



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