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**Fore Street,  
Beacon, Camborne**

**£260,000  
Freehold**





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## Property Introduction

Situated in the heart of Beacon is this versatile, detached family home offering rural views to the rear.

The accommodation comprises three bedrooms, two reception rooms, bathroom with dressing room, and kitchen/Diner.

Outside provides off-road parking and a good sized, rear garden.

The property is heated via gas central heating system and has double glazing.

A fantastic home which is available for immediate viewing and offered chain free.

## Location

Beacon is situated approximately half a mile away from the town centre of Camborne, the main line rail connection is even closer providing easy access to London Paddington and the North.

The local Post Office and village stores along with the public house are within a few hundred yards.

### ACCOMMODATION COMPRISSES

Enter through uPVC half glazed double glazed front door in to:-

### ENTRANCE HALLWAY

Stairs to first floor, doors off to:-

### LOUNGE 12' 8" x 11' 11" (3.86m x 3.63m)

uPVC double glazed window to the front of the property, radiator, picture rail, fireplace with gas fire fitted and alcoves to the side. TV point, telephone point, various electric points and carpeted flooring.

### SECOND RECEPTION ROOM 12' 5" x 11' 0" (3.78m x 3.35m) plus recesses

uPVC double glazed window to the front of the property, radiator, fireplace with gas fire fitted. Picture rail, partial tongue and groove to walls, TV point and various electric points.

## **KITCHEN/DINING ROOM 17' 7" x 7' 3" (5.36m x 2.21m) maximum**

### **measurements**

### **KITCHEN AREA**

uPVC double glazed window to the rear of the property. A newly fitted kitchen comprising of a range of wall and floor mounted in oak effect with worktop over incorporating a stainless steel sink and drainer. Built in fridge/freezer, dishwasher and gas cooker with extractor over. Partially tiled walls and eye ball lights to the ceiling. Partially glazed folding wood doors to the:-

### **DINING AREA**

Radiator, uPVC double glazed window and uPVC double glazed door to the rear of the property. Laminate flooring.



### **UTILITY/WC**

Ceramic tiled floor, uPVC double glazed obscured glass window to the rear of the property. Plumbing for washing machine, electric points, low level WC and wash hand basin. Access to attic.

## **CONSERVATORY 13' 6" x 9' 3" (4.11m x 2.82m) maximum**

### **measurements, irregular shape**

Featuring a uPVC double glazed door and windows on three sides and with a door opening out onto the garden.

From the hallway, stairs rise first floor.

### **FIRST FLOOR LANDING**

Access to the boarded attic with power and lights, doors off to:-

## **BEDROOM ONE 12' 11" x 10' 3" (3.93m x 3.12m)**

uPVC double glazed window to the front of the property. Radiator, built-in cupboard and various electric points.

## **BEDROOM TWO 13' 0" x 9' 8" (3.96m x 2.94m)**

uPVC double glazed window to the front of the property. Radiator, dado rail and various electric points.

## **BEDROOM THREE 7' 11" x 6' 7" (2.41m x 2.01m) plus door recess**

uPVC double glazed window to the front of the property. Radiator and electric point.



## **DRESSING ROOM 7' 11" x 7' 8" (2.41m x 2.34m)**

Two uPVC double glazed windows one to the side and one to the rear of the property, electric point.

### **BATHROOM**

Two uPVC double glazed windows, one to the side and one to the rear of the property. Radiator. White bathroom suite comprising low level WC, basin, bath with side panel and shower cubicle with electric shower fitted. Partially tiled.



### **OUTSIDE**

To the front of the property is a walled in and paved area leading to the front door.

To the rear is an enclosed garden area incorporating off-road parking for several vehicles.

### **SERVICES**

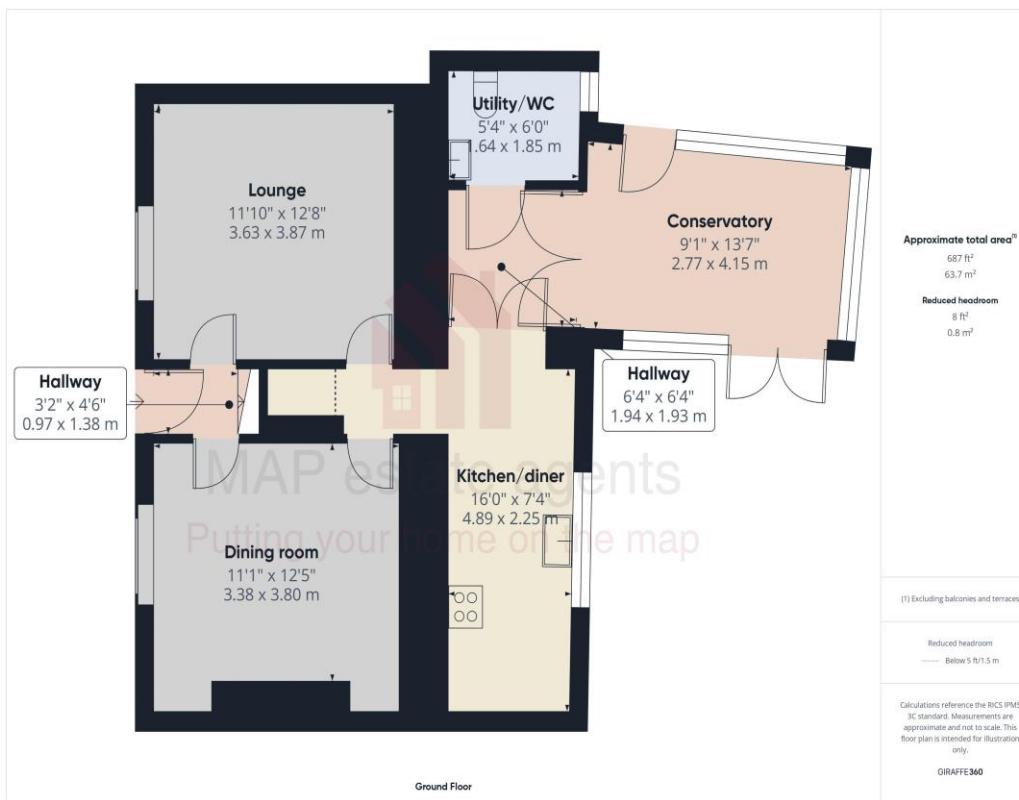
Mains metered water, mains drainage, mains electricity and mains gas.

### **AGENT'S NOTES**

The Council Tax band for the property is band 'C'. Please note, the newest shed is not staying, the seller will remove for extra parking.

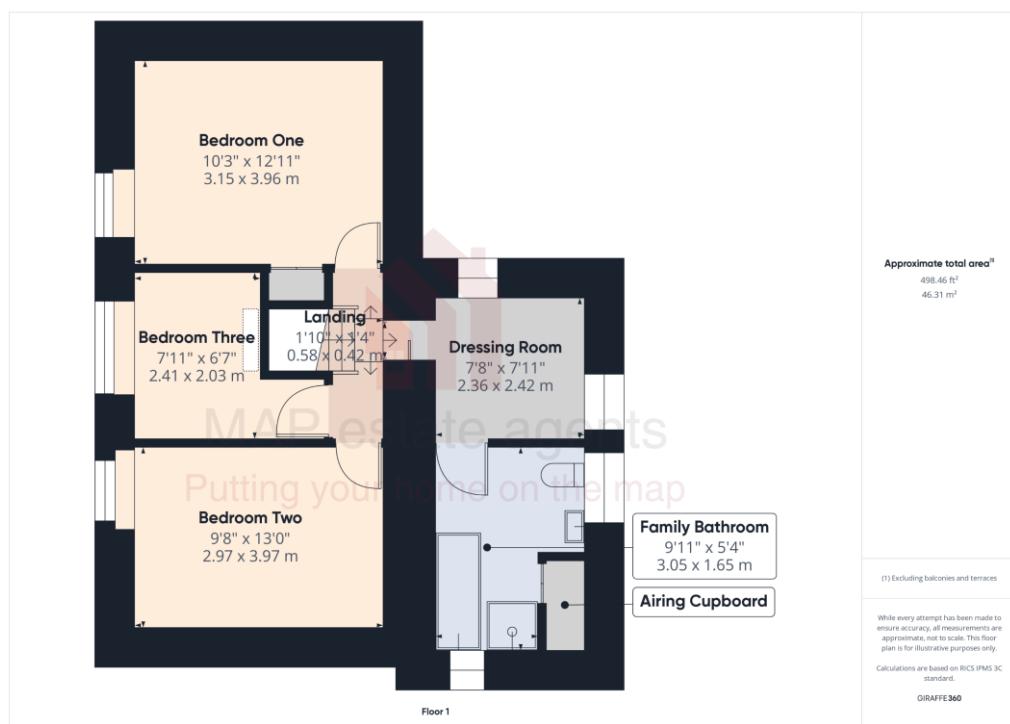


Energy Efficiency Rating		Current	Potential
Very energy efficient - low running costs			
(90-100)	A		85
(80-89)	B		61
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached period house
- Three bedrooms
- Dressing room
- Family bathroom
- Two reception rooms
- Kitchen/diner
- Utility room and conservatory
- Off-road parking
- Gas central heating
- Offered for sale chain free



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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