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**Dolcoath Road,
Camborne**

**£260,000
Freehold**





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Property Introduction

Situated within a virtually level walk of the town centre this character end terrace house has been sympathetically updated in recent years and now offers versatile family size accommodation. On the ground floor there is a separate lounge and dining room and the kitchen breakfast room gives access to the rear garden. On the first floor there are three bedrooms and a re-modeled Victorian style bathroom. Benefiting from double glazing there is gas fired central heating from a combination gas boiler installed in late 2021. As part of the modernisation new wood floors have been installed (excluding the extension), the walls have been damp proofed and a positive pressure ventilation system installed.

Parking is available to the front whilst the rear garden, which is enclosed and offers a high level of privacy, is ideal for keen gardeners being well stocked with mature shrubs and ground cover plants and includes a wildlife pond. There are patios for outside seating, a summer house and a workshop. In summary, a distinctive property well suited for a family and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Conveniently located for access to the town which is within a quarter of a mile, local shopping is nearby together with an edge of town superstore. Camborne offers an eclectic mix of both local and national shopping outlets, there are banks and a mainline railway station which connects with London Paddington and the north of England.

The A30 can be accessed within half a mile, within fourteen miles there is the county town of Truro which is the shopping centre for Cornwall and Falmouth with its university campus on the south coast is within fifteen miles. The north coast harbour village of Portreath is within four miles.

ACCOMODATION COMPRISSES

uPVC double glazed door to:-

ENTRANCE VESTIBULE

Doorway through to hall:-

HALLWAY

Wood flooring, dado rail and radiator. Stairs to first floor and part glazed doors open off to:-

DINING ROOM 14' 5" x 11' 4" (4.39m x 3.45m) maximum measurements

uPVC double glazed window to the front. Focusing on a wood fire surround with marble back housing a gas coal effect fire. Wood flooring, picture rail and radiator.

LOUNGE 14' 4" x 11' 2" (4.37m x 3.40m) maximum measurements

uPVC double glazed French doors open onto the rear garden. Having a floor to ceiling granite lintel fireplace with recessed wood burning stove set on a raised hearth. Open beamed ceiling, wood flooring and radiator. Door to:-

KITCHEN/BREAKFAST ROOM 13' 2" x 10' 0" (4.01m x 3.05m) plus door recess

uPVC double glazed window and door to rear. Fitted with a range of base units having adjoining roll top edge working surfaces and incorporating and inset stainless steel single drainer sink unit with mixer tap. Cooker point with hood over, space and plumbing for automatic washing machine and recessed shelved larder cupboard. Open beamed ceiling and radiator.



FIRST FLOOR LANDING

On two levels with a recessed storage cupboard containing a gas combination boiler, radiator and doors open off to:-

BEDROOM ONE 12' 11" x 9' 10" (3.93m x 2.99m)

uPVC double glazed window to rear. Bonnet ceiling, wood flooring and radiator.



BEDROOM TWO 11' 7" x 9' 7" (3.53m x 2.92m)

uPVC double glazed window to front. Radiator.

BEDROOM THREE 11' 7" x 8' 0" (3.53m x 2.44m)

uPVC double glazed window to front. Radiator.



BATHROOM

A generous sized bathroom with uPVC double glazed window to rear. Remodelled with a Victorian style suite consisting of close coupled WC, pedestal wash hand basin, slipper bath and recessed large shower enclosure with plumbed shower. Wood flooring, Victorian style radiator and inset spotighting.

OUTSIDE FRONT

To the front is off-road parking for one vehicle, together with a range of mature shrubs and pedestrian access leads to the side of the property.

REAR GARDEN

The garden has been designed to be low in maintenance and has an extensive range of ground cover plants together with mature shrubs and there is a choice of patios together with a wildlife pond with fountain. To the rear of the garden there is a summerhouse and adjacent to this is a workshop.



SUMMERHOUSE 9' 10" x 9' 5" (2.99m x 2.87m)

PLUS 9' 5" x 7' 8" (2.87m x 2.34m)

Power and light connected and enjoying an outlook over the garden.

WORKSHOP 12' 3" x 9' 8" (3.73m x 2.94m)

Power and light connected.

AGENT'S NOTE

Please be advised the property is band 'B' for Council Tax.

SERVICES

Mains water (metered), mains electric, mains gas and mains drainage.

DIRECTIONS

From Tesco car park turn left and at a set of traffic lights turn immediately right into Kerrier Way, continue along Kerrier Way and at a roundabout take the first exit left into Dolcoath Road where the property will be found on the right hand side. If using What3words:- usual.cafe.receiving

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Character end terrace house
- Three bedrooms
- Remodelled Victorian style first floor bathroom
- Dining room with wood floor
- Lounge with wood burner
- Fitted kitchen/breakfast room
- Double glazing and gas central heating
- Enclosed well stocked garden to rear
- Parking to front
- Ideal family home



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