

# Rosevale Crescent

Camborne

TR14 7LU

Asking Price £325,000

- DETACHED BUNGALOW
- CORNER OF QUIET CUL DE SAC
- SOUGHT AFTER LOCATION
- TWO/THREE BEDROOMS
- STUDY AND CONSERVATORY
- DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1041.00 sq ft



2/3



1



2



D60

### PROPERTY DESCRIPTION

Situated at the head of a quiet and sought after Cul de Sac on the outskirts of Camborne is this well presented detached bungalow. The property enjoys a lovely enclosed plot with double gates opening onto a driveway for at least two cars along with a detached single garage. The internal accommodation comprises an entrance hall, dining room, living room, kitchen, office/study, conservatory, two bedrooms and shower room. The living room could be used as a third bedroom if required as the dining room and conservatory both provide additional living space. Outside, the front garden is level and laid to lawn whilst the rear offers a good sized, enclosed sunny garden with lawns, patio and a useful tool shed.

### LOCATION

Rosevale Crescent is a quiet and sought after Cul De Sac situated on the outskirts of Camborne. Camborne is a Historic mining town in Mid West Cornwall which has easy access to the nearby A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and 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

Obscure double glazed door into:

### ENTRANCE HALL

Radiator, half height panel effect walls, loft access hatch, doors to dining room bedrooms, office, bathroom and kitchen.

### DINING ROOM

A versatile reception room with picture double glazed window, radiator, half height panel effect walls, door into:

### LIVING ROOM

A versatile reception room with picture double glazed window, radiator, feature fireplace and half height panel effect walls.

### KITCHEN

A range of matching base and wall units with wood effect work surfaces and matching upstands, integrated stainless steel sink, oven, gas hob, extractor and microwave, spaces for washing machine and fridge/freezer, cupboard housing combination boiler, tiled flooring, double glazed window and obscure double glazed door to rear garden.

### STUDY

A useful study/hobby room with secure double glazed door into:

### CONSERVATORY

Triple aspect double glazed windows and double glazed door to rear garden, fitted blinds, tiled flooring.

### BEDROOM ONE

A comfortable double bedroom with double glazed window, fitted double wardrobe and radiator,

### BEDROOM TWO

Double glazed window, radiator.

### SHOWER ROOM

A white three piece shower suite comprising walk-in shower cubicle with electric shower, W.C and hand basin, heated towel rail, tiled walls, tile effect flooring, obscure double glazed window.

### OUTSIDE

The property is approached through double vehicular gates onto a driveway providing off road parking for two cars along with a useful detached single garage. Adjacent to the drive is a level lawn with pedestrian gates to either side of the bungalow giving access into the rear. The rear enjoys a good sized enclosed garden which wraps around the bungalow to the side and rear incorporating an expansive lawn, several paved patios and a large tool shed.

### DIRECTIONS

From Camborne town, travel down Fore Street onto Tehidy Road proceeding over the double round about and taking the first left into Reskadinnick road. Take the next left into Rosevale Crescent and left again where the property can be found at the head of the Cul de Sac.

### MATERIAL INFORMATION

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2/33 bedrooms, 1 bathroom, 1/2 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: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway, Gated, Garage, and Off Street

Building safety issues: No



Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
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.

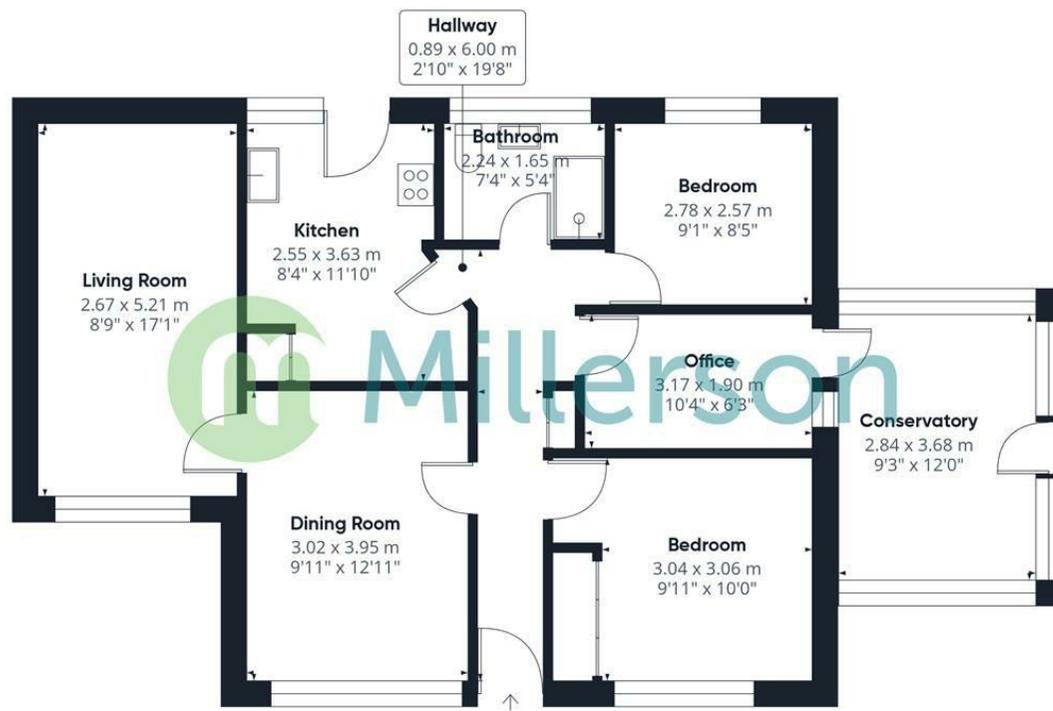
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
96.7 m<sup>2</sup>  
1041 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 83        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 60                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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