

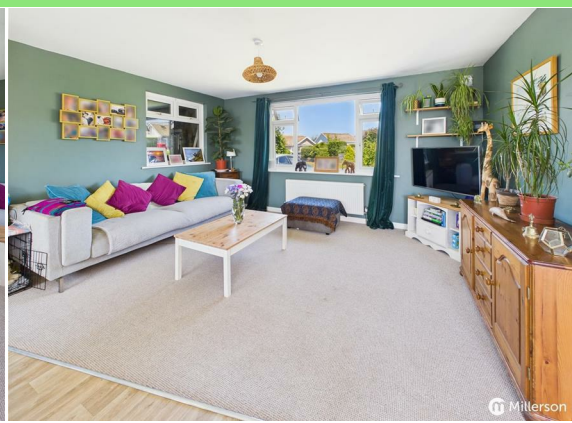
Penware Parc

Camborne

TR14 7QR

Asking Price £275,000

- IMMACULATE TWO STOREY BUNGALOW
  - QUIET CUL DE SAC
  - RECENTLY RENOVATED
  - THREE BEDROOMS
- STUNNING OPEN PLAN LIVING SPACE
  - FOUR PIECE FAMILY BATHROOM
- SUNNY FAMILY FRIENDLY GARDEN
- DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1257.00 sq ft



### PROPERTY DESCRIPTION

Situated in a quiet Cul De Sac on a south facing level plot is this beautifully presented, two storey bungalow which has been subject to complete renovation. The internal accommodation is light and bright throughout enjoying a stunning open plan living/kitchen/diner, large four piece family bathroom and three bedrooms. Outside, the bungalow is nicely set back through a gated driveway giving access into a lawned front garden and an attached lean to style garage. To the rear you will find a child and pet friendly, sunny enclosed garden with a useful timber outbuilding currently used as a therapy room. Other benefits include double glazing, gas central heating and overall presents a fantastic opportunity for a growing family to purchase a quality home in a great location.

### LOCATION

Penware Parc is a quiet and popular residential development of bungalows set on the rural fringe 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 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

uPVC double glazed door into:

### ENTRANCE HALL

A welcoming entrance hall with radiator, wood effect vinyl flooring, space for hanging coats and shoes.

### OPEN PLAN LIVING/KITCHEN/DINER

A stunning, open plan living space enjoying a bright kitchen/dining area and separate lounge. The kitchen is fitted with a range of matte finish base and wall units with complimentary marble effect work surfaces and Metro tiled splash backs, integrated oven, hob, extractor hood, fridge and freezer, space for dishwasher, stainless steel sink with mixer tap and drainer, wood effect vinyl flooring, double glazed window and double glazed patio doors to rear garden, inset lighting. The lounge area is carpeted with a radiator and dual aspect double glazed windows. Stairs to the side of the patio doors lead to the first floor

### BEDROOM TWO

A comfortable double bedroom with double glazed window and radiator.

### FAMILY BATHROOM

A spacious family bathroom comprising bath with part tiled surround, separate shower cubicle, W.C and hand basin with fitted drawer unit below, patterned tile effect floor, radiator, double glazed window.

### FIRST FLOOR

### MASTER BEDROOM

A large double bedroom with Velux window, radiator, eaves storage space.

### BEDROOM THREE

A comfortable third bedroom with Velux window, radiator, eaves storage space.

### OUTSIDE

The bungalow is set back from the road approached through double wooden gates onto a gravelled driveway adjacent to a level lawned garden with mature planted borders. To the side is a good sized garage with doors at either end allowing access into the rear garden and provides further parking and/or space for storage. The rear garden is a real sun trap and offers a safe enclosed space for children, pets and is perfect for entertaining, laid to a combination of artificial turf, lawn and slate chippings for ease of maintenance. There is also the added benefit of an insulated converted shed with power which is currently used as a therapy room.

### DIRECTIONS

From our office in Camborne head up Basset Road turning right in front of the Police Station. Proceed along Pendarves Road taking the right turn signposted for Barripper and Carnhell Green. Take the immediate right turn into Penware Parc and then second right in the Cul de Sac where the property can be found on your left hand side.

### MATERIAL INFORMATION

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: D

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 - Great

Parking: Driveway, Garage, Gated, 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.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1257 ft<sup>2</sup>  
116.8 m<sup>2</sup>

**Reduced headroom**

212 ft<sup>2</sup>  
19.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

Below 5 ft/1.5 m

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

Millerson Estate Agents

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Camborne

Cornwall

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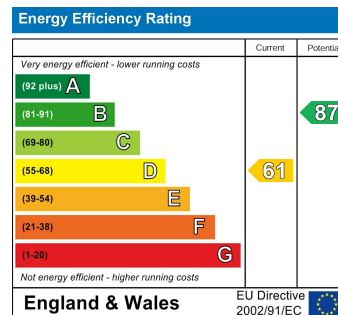
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