

Trethannas  
Gardens  
Praze  
Camborne

Asking Price £290,000

- THREE BEDROOM FAMILY HOME
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING FOR THREE CARS
- END OF CUL-DE-SAC LOCATION
- SOUTH FACING ENCLOSED REAR GARDEN
  - KITCHEN/DINING ROOM
  - SPACIOUS LIVING ROOM
  - POPULAR VILLAGE OF PRAZE
  - SCAN QR FOR MATERIAL INFORMATION



**Tenure - Freehold**

**Council Tax Band - B**

**Floor Area - 910.00 sq ft**



**3**



**1**



**1**



**E43**

## **DESCRIPTION**

A superbly presented three bedroom family home situated at the head of a Cul-De-Sac in the ever popular location of Trethannas Gardens in the village of Praze-an-Beeble. Briefly the property benefits from spacious light filled accommodation to include Living room, Kitchen/Dining room, Conservatory, three first floor Bedrooms and Family bathroom, along with an attached single garage. Externally there's parking for two to three vehicles to the front of the property, along with a sunny and enclosed south facing garden to the rear. All in all an excellent family home

## **LOCATION**

Praze an Beeble is a popular village which offers a wide range of amenities including a fish and chip shop, bakery, village shop & Post Office, St Aubyn's Arms public house, Doctors surgery and local primary school. Situated approximately 3 miles from Camborne and 6 miles from Helston, both towns offer a wider range of retail and leisure facilities, schools for all ages and further education. 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. 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 opening into:

### **ENTRANCE PORCH**

Oak effect laminate flooring. Cloaks hanging space. Timber glazed door opening into:

### **LIVING ROOM**

A lovely spacious room with uPVC double glazed window to front elevation. Oak effect laminate flooring. Feature wood burner. Stairs to first floor. timber glazed door opening through to:

### **KITCHEN/DINING ROOM**

Another excellently proportioned room with plenty of space for both Kitchen and Dining area. Oak effect laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with work surfaces over. Integrated oven with four ring hob and extractor fan over. Space for Dishwasher. Space for Fridge/Freezer. Space and plumbing for washing machine. Inset composite sink unit with drainer and mixer tap over. Two UPVC double glazed windows to rear elevation. UPVC double glazed door opening into:

### **CONSERVATORY**

A lovely addition to the property with door leading out to rear garden

## **FIRST FLOOR**

an attractive turning staircase leads up to a landing area with doors opening to all bedrooms and Family bathroom. Airing cupboard. Loft access.

### **BEDROOM ONE**

A spacious double bedroom with UPVC double glazed window to front elevation.

### **BEDROOM TWO**

Another well proportioned double bedroom with UPVC double glazed window to rear elevation

### **BEDROOM THREE**

A well proportioned single bedroom with UPVC double glazed window to rear elevation.

### **ATTACHED GARAGE**

A well proportioned single garage with up and over door, power and light.

### **OUTSIDE**

To the front of the property there is a tarmacadam driveway with space to park three vehicles, which also gives direct access into the attached garage. To the rear of the garden, and accessed either through the Garage or from the conservatory, there's a lovely enclosed, south facing lawned garden which enjoys a good degree of shelter and privacy.

### **DIRECTIONS**

As you enter the village of Praze from Camborne turn left into Carwynnen Close. Follow this road as it becomes Trethannas Gardens. Continue through Trethannas Gardens for approximately two hundred yards, taking a right hand turn into the first Cul-De-Sac on the right hand side. The property will be found at the head of the Cul-De-Sac.

### **MATERIAL INFORMATION**

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Number and types of room: 3 bedrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

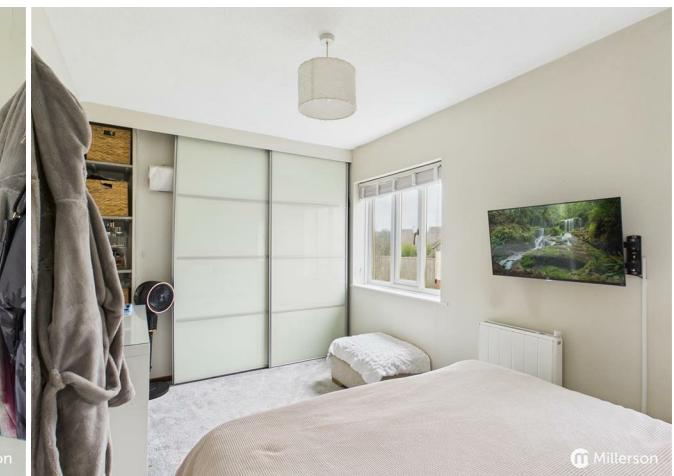
Heating features: Double glazing, Night storage, and Wood burner



Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - OK, EE - OK  
Parking: Driveway and Garage  
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.



Trethannas Gardens, Praze, Camborne, TR14 0LL



## 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

29 Commercial Street  
Camborne  
Cornwall  
TR14 8JX

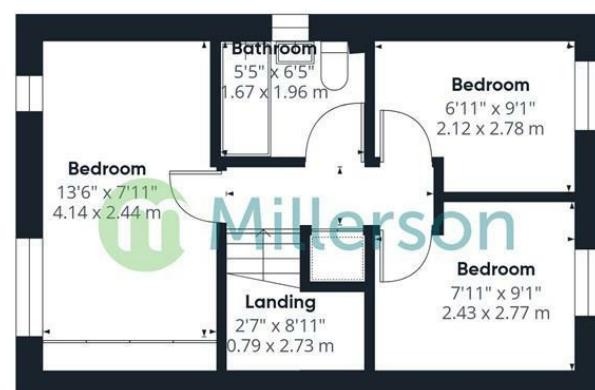
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E  
S  
N  
W



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

910 ft<sup>2</sup>  
84.6 m<sup>2</sup>

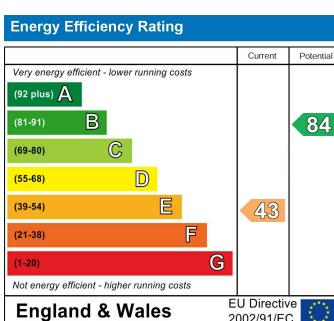
Reduced headroom  
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(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.

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