



**St Aubyns Estate**  
**Praze**  
**Nr Camborne**  
**TR14 0LE**  
**Asking Price £215,000**

- MID TERRACE FAMILY HOME
  - THREE BEDROOMS
- KITCHEN/DINING ROOM
  - LIVING ROOM
- VILLAGE LOCATION
- GENEROUS GARDENS
- CENTRAL HEATING
- SECTION 157 LOCAL RESTRICTION
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 795.00 sq ft



3



1



1



D60

#### PROPERTY DESCRIPTION

Situated in the popular village of Praze is this mid terraced family home, nicely set back from the road on a generous plot. The accommodation comprises a large kitchen/dining room, dual aspect living room, three spacious bedrooms, bathroom and a separate W.C. Outside, the front offers a lawned garden with an open outlook whilst the rear enjoys another good sized, enclosed, family friendly garden. The property also benefits from double glazing, oil fired central heating and a new roof in the last 2-3 years.

#### LOCATION

St Aubyns Estate is an elevated terrace in the popular village of Praze an Beeble 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.

#### ENTRANCE

Obscure double glazed door into and entrance vestibule with stairs rising to the first floor and doors to the living room and kitchen.

#### LIVING ROOM

A dual aspect living space with double glazed windows to both front and rear, two radiators, wood effect laminate flooring,

#### KITCHEN/DINING ROOM

A well proportioned kitchen/dining room fitted with a wide range of matching base and wall units, granite effect work surfaces with tiled splash backs, spaces for range style cooker, washing machine, tumble dryer, dishwasher, fridge and freezer, one and half bowl stainless steel sink with mixer tap and drainer, tiled flooring radiator, two built-in storage cupboard with one housing combination boiler, dual aspect double glazed windows and obscure double glazed doors to both front and rear.

#### FIRST FLOOR

#### LANDING

Loft access hatch, double glazed window, radiator, doors to bedrooms, bathroom, and W.C.

#### BEDROOM ONE

Double glazed window, radiator, Built-in storage cupboard.

#### BEDROOM TWO

Double glazed window, radiator,

#### BEDROOM THREE

Double glazed window, radiator,

#### BATHROOM

Bath with shower over and tiled surround, hand basin with fitted cupboard below, chrome effect heated towel rail, tiled walls, tiled floor.

#### W.C

W.C, half tiled walls, tiled floor, obscure double glazed window.

#### OUTSIDE

The property sits on a generous plot which is nicely set back from the road in an elevated terrace. A pedestrian gate leads into a lawned front garden with a storage shed and a pleasant open outlook. The rear enjoys a pet and child friendly, enclosed garden which predominantly laid to lawn with a paved pathway and patio area. W wooden shed and block outhouse also provide handy storage.

#### AGENTS NOTE

The property is subject to a Section 157 Restriction where purchasers must have a residential or working connection to Cornwall in the last 3 years.

#### DIRECTIONS

Entering the village of Praze from Camborne, proceed down the hill of Fore Street right to the bottom taking the left turn at the cross roads. Proceed past the turning for Trethannas Gardens and the property can be found on your left hand side, almost opposite Praze surgery.

#### MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, Three - OK, EE - Poor

Parking: On 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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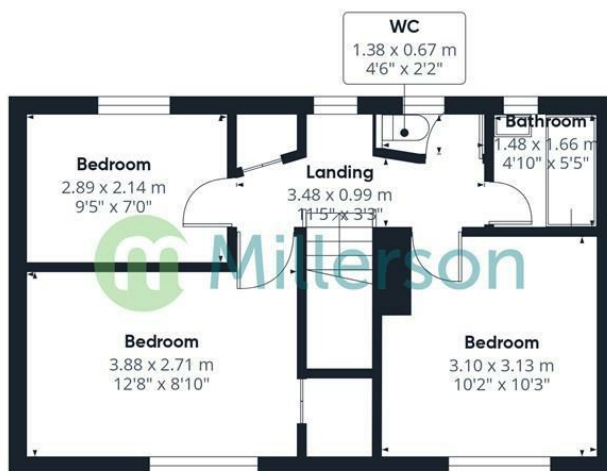
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







Floor 0



Floor 1



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

73.8 m<sup>2</sup>

795 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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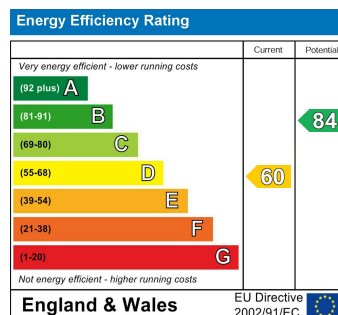
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