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Sales & Lettings



23 Pendarves Road

Camborne, TR14 7QF

Guide price £349,950



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Set back from the road in a very popular residential location, this is a substantial bay windowed end terraced house with much to commend it. The accommodation offers four bedrooms and to the ground floor there are two reception rooms, both with substantial marble fire surrounds and the hallway has a lovely coved ceiling. To the rear there is a kitchen and a utility room plus a bathroom and to the first floor there is a shower room. The property has gas fired heating and double glazing. The internal doors are stripped back to natural pine, the inner front door is very substantial and certainly complements the house which also has sweeping stairs to the first landing. A fold-away loft ladder gives access to an attic area with a Velux window and is approximately two thirds boarded with power connected. Externally there is gravel parking for four to five vehicles and double side gates lead to a further area of parking if required. To the rear there is a very substantial outbuilding with several windows and power connected. There is also a store shed, a garden shed and a greenhouse. Pendarves Road is on the Praze An Beeble side of Camborne and gives good access to open countryside and woodland etc. The town centre is within approximately half a mile level as is the railway station and bus depot.

ENTRANCE PORCH

Of upvc construction with a substantial front door having etched glass panels leading to:

HALLWAY

A very important part of the property with an ornate coved ceiling and half arch leading to a sweeping staircase to the first landing. Understairs cupboard.

LOUNGE

13'1" x 12'4" (3.99m x 3.77m)

A bay windowed room focusing on a substantial marble fire surround with a tiled insert. Two radiators and a coved ceiling.

DINING ROOM

12'4" x 10'11" (3.78m x 3.35m)

With a larger marble fire surround flanked bay, an alcove with a half cupboard and shelving. Radiator.

KITCHEN

10'9" x 12'11" (3.29m x 3.96m)

One and a half bowl single drainer stainless steel sink unit with plenty of working surfaces having splash backs, cupboards and drawers beneath plus a breakfast bar. Complementary eye level cupboards are provided, tiled floor and a fluorescent light. Three windows to the exterior.

UTILITY ROOM

6'1" x 9'3" (1.87m x 2.83m)

One and a half bowl stainless steel sink unit plus working surfaces with storage beneath and space for white goods. Tiled floor, eye level cupboards and a radiator. Extractor hood.

BATHROOM

Recently refurbished having a panelled bath with a mains shower, curtain and rail. Enclosed wash hand basin with a shaver light above. Enclosed cistern WC. Tiled floor and a radiator.

FIRST FLOOR

BEDROOM 1

11'5" x 12'0" (3.50m x 3.68m)

Bay window, two recesses and a radiator.

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BEDROOM 2

11'5" x 10'6" (3.50m x 3.22m)

A lovely room with a dual aspect, a pedestal basin and an obscure glazed door. Radiator.

BEDROOM 3

8'11" x 11'5" (2.73m x 3.50m)

Shelved recess and a radiator.

BEDROOM 4

7'1" x 7'6" (2.16m x 2.31m)

Radiator.

FRONT LANDING

Double cupboard with louvre doors housing the Worcester gas combi boiler. Shelving. An aluminium slide down loft ladder leads to an attic space with a Velux window and it appears to be two thirds boarded with power connected.

REAR LANDING

With a built-in cupboard.

WC

WC and a wash hand basin.

SHOWER ROOM

3'2" x 6'9" (0.99m x 2.08m)

Shower cubicle with a mains shower and double folding doors. Enclosed wash hand basin, electric towel rail and tiling.

OUTSIDE

There is gravel parking for up to five vehicles. Double gates lead to the side of the property providing parking for two further vehicles here. Outbuildings include a most substantial workshop with several windows, power connected and working surfaces. There is a greenhouse, store shed and a garden shed. The property has raised lawns and borders and is generally well enclosed.

DIRECTIONS

From Camborne Tesco roundabout proceed along Wesley Street towards the town centre. Continue through Centenary Street and Trevenson Street and at the mini roundabout proceed straight ahead. At the next roundabout proceed straight ahead again with the Police Station on your left and number 23 will be identified on the left hand side opposite the turning to Tregenna Lane.



Road Map



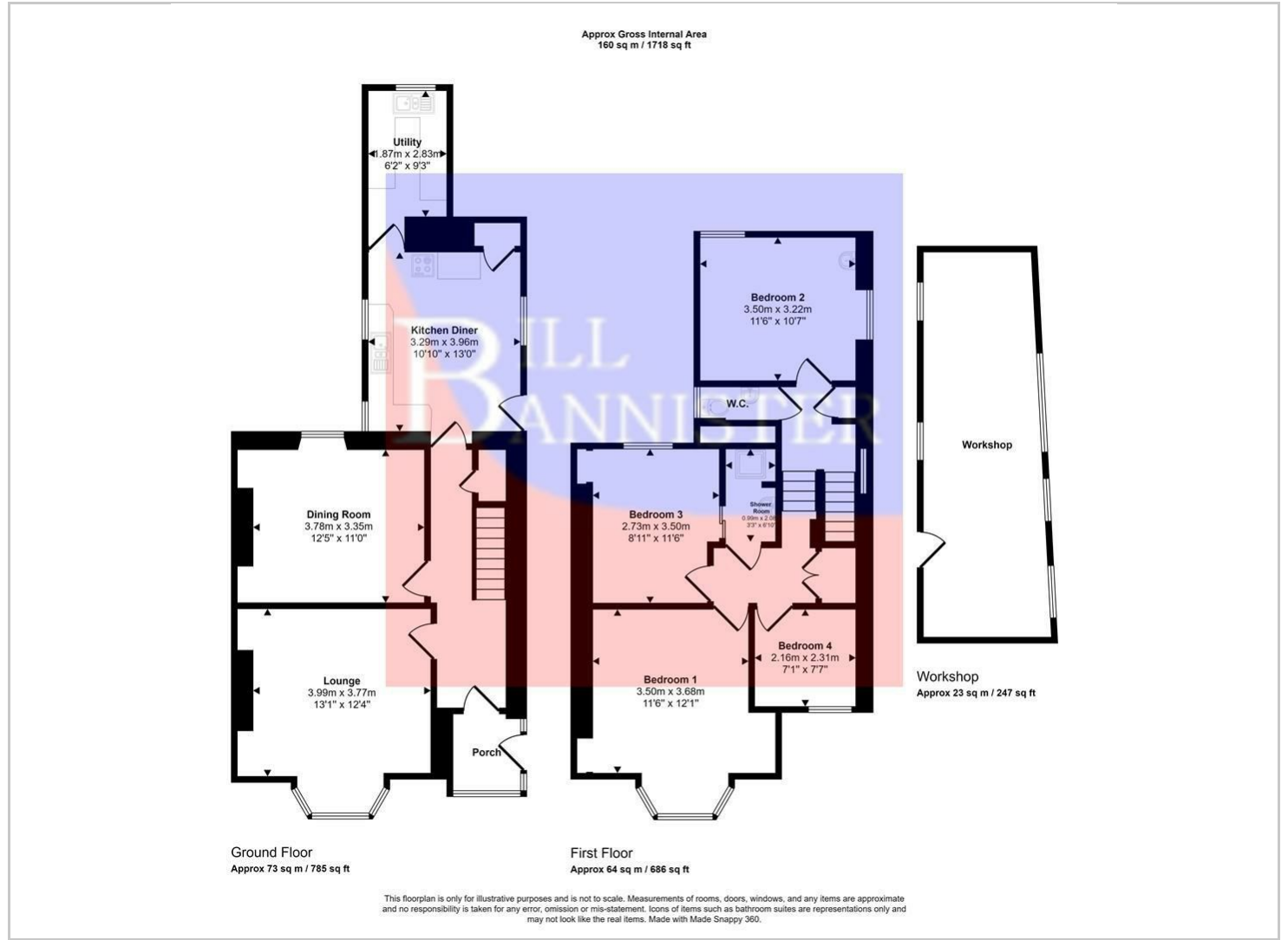
Hybrid Map



Terrain Map



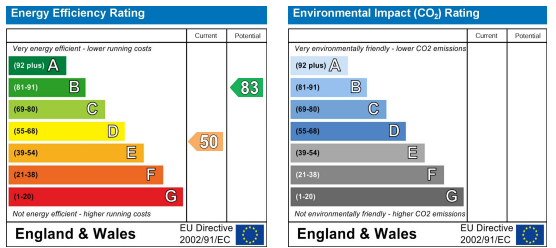
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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