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Sales & Lettings



## 3 Glowarth Koth

Camborne, TR14 8EW

**£249,950**



Situated in a popular location on the outskirts of Camborne, this modern garage link detached house benefits from family sized living accommodation. There are three bedrooms, a good sized lounge/diner, a fitted kitchen, a first floor shower room and the bonus of a ground floor wc. The property is double glazed and this is complemented by gas fired heating. Externally there are enclosed low maintenance gardens, a garage and driveway parking.





We are very pleased to offer this well presented garage link detached house. Internally the property is in very good order having been well maintained and cared for by the current vendors. There is a very pleasant dual aspect lounge/living room leading into the kitchen which is well equipped in terms of storage and cooking facilities. To the first floor there are three bedrooms, two of which are doubles and all complemented by a spacious, modern and very functional family shower room. Externally there is a semi detached single garage which has lighting, power, plumbing for a washing machine and space for further appliances. There is a large L shaped low maintenance rear garden which is in very good order and presents a great opportunity for outside dining and social gatherings. To the front of the property there is another low maintenance gravel enhanced garden which leads via a block paved driveway to the front of the single garage. Offering excellent access to Camborne with its comprehensive amenities, rail and bus transport links, the A30 trunk road is also easily accessible. Further afield, Portreath beach can be reached in less than fifteen minutes by car, Tehidy Country Park and Tehidy Golf Club are also within similar distances by car with many other amenities and local attractions also nearby.

A upvc front door with a half double obscure glazed panel leading to:

L SHAPED HALLWAY

Radiator, smoke alarm, understairs storage cupboard and stairs to the first floor. Half casement style clear glazed doors to lounge and kitchen.

WC

Low level wc and a wash hand basin with a tiled splash back. Radiator and a Worcester boiler.

LOUNGE/DINER

10'2" x 20'5" (3.11m x 6.24m)

A dual aspect room with a upvc double glazed window overlooking the rear garden and aspect with a radiator below plus a further upvc double glazed window overlooking the rear garden and aspect with a radiator below. Open gas fire in stone fireplace with hearth. Half casement clear glazed door leading to:

KITCHEN

9'1" x 7'5" (2.77m x 2.28m)

Ceramic single sink and drainer and upvc double glazed window overlooking the rear garden and aspect with a tiled splash back. Range of eye level and base level storage cupboards and drawers. Built-in Electrolux gas hob with an extractor over. Built-in Electrolux oven and grill plus space for a tall fridge/freezer.

FIRST FLOOR

HALF LANDING

Upvc double glazed window overlooking the side aspect.

LANDING

Loft access hatch, smoke alarm and a carbon monoxide alarm.

BEDROOM 1

10'3" x 10'7" (3.13m x 3.23m)

Upvc double glazed window overlooking the front garden and aspect with a radiator below.

BEDROOM 2

9'1" x 9'3" (2.79m x 2.84m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator below.

BEDROOM 3

10'4" x 6'1" (3.17m x 1.87m)

Upvc double glazed window overlooking the front garden and aspect with a radiator below.

FAMILY SHOWER ROOM

9'1" x 5'3" (2.78m x 1.62m)

Low level built-in wc and wash hand basin in vanity unit with aqua board splash back. Double walk-in shower with glass screen and a thermostatic shower. Double obscure glazed upvc window to the rear aspect. Wall mounted medicine cabinet and a wall mounted towel radiator. Extractor fan and a storage cupboard with slatted shelving.

OUTSIDE

To the front there are raised gravel areas bordering slabbed pathways and steps up to the front door. A block paved driveway provides parking and leads to a SINGLE GARAGE 2.81m x 5.93m (9'3 x 19'5) with an up and over door, a rear pedestrian door, lighting and power, plumbing for a washing machine and space for further white goods. To the rear there is a large enclosed L shaped garden being patio slabbed with a large gravel feature and a raised decking feature. A gate gives access to the front of the property.

DIRECTIONS

From our office in Redruth take the main road towards Camborne proceeding through Pool and up to the crossroads and traffic lights at the top of Tuckingmill Hill. Continue straight over at the traffic lights, through Tuckingmill and turn right opposite Roskear Church into South Roskear Terrace. Take the first turning left into Glowarth Koth and the property will be found on the right.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

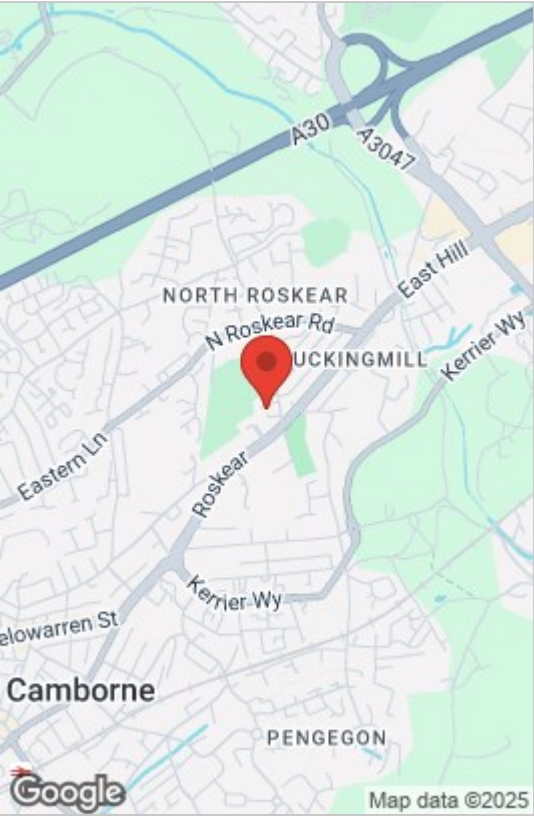
SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

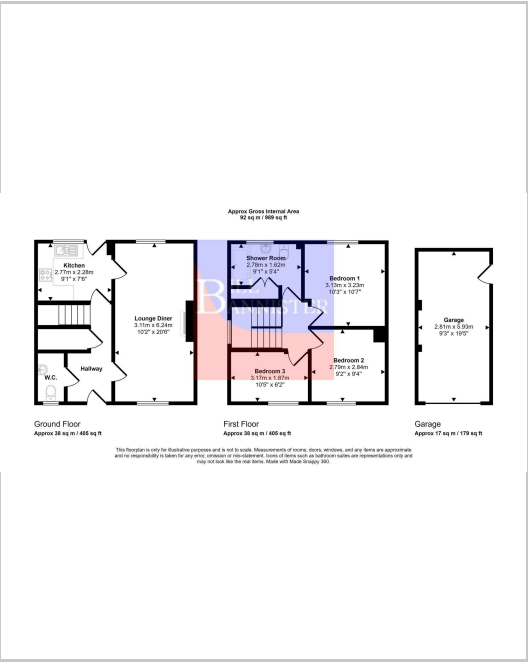
Broadband highest available download speeds - Standard 12 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

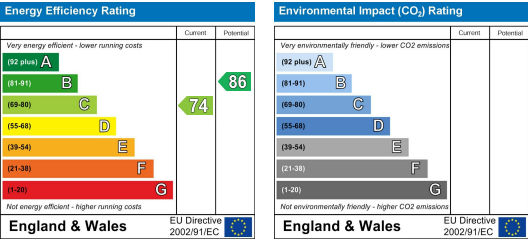
Area Map



Floor Plans



Energy Efficiency Graph



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