



37 Wesley Street

Camborne, TR14 8DR

£195,000



Offered for sale with no onward chain, this terraced cottage is situated in a convenient location close to the town centre and benefits from family sized living accommodation. There are three bedrooms, two reception rooms, a family bathroom, a kitchen and the bonus of a utility room. The property has gas fired heating and this is complemented by double glazing. Externally there is a lawned rear garden and the added benefit a garage with a workshop and parking facilities.



This presents an opportunity to acquire a three bedroom cottage with two reception rooms, a kitchen and utility room plus a family bathroom. Gas heating is provided and this is complemented by double glazing. The rear windows and door were replaced in 2018 and the front were replaced in August 2025. Externally there is a rear court, a block built workshop with a bench and an area of garden leading to a garage with an electric door and also parking facilities. The property is offered for sale with no onward chain and is very conveniently situated for shopping facilities and bus services.

HALLWAY

Upvc front door with obscure glazing. Radiator.

LOUNGE

10'0" x 11'6" (3.07m x 3.53m)

A recessed window with a built-in cupboard housing a consumer unit and a small seat. Second cupboard housing the electric meter. Radiator.

DINING ROOM

10'5" x 10'0" (3.20m x 3.05m)

A fire surround with a tiled hearth and an inset electric log effect fire. Understairs cupboard and a control unit/screen for the CCTV covering the rear. Radiator.

KITCHEN

5'11" x 11'0" (1.82m x 3.37m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath plus splash backs. Fitted oven and hob plus space for white goods and eye level cupboards.

UTILITY ROOM

5'11" x 9'11" (1.81m x 3.03m)

Single drainer stainless steel sink unit plus working surfaces with tiled backs and space for white goods. This is a dual aspect room.

GENEROUS REAR PORCH

7'9" x 4'10" (2.38m x 1.48m)

With a sliding door to the rear.

FIRST FLOOR

BEDROOM 1

7'9" x 11'9" (2.37m x 3.59m)

With a recessed window, a canopied ceiling and a radiator.

BEDROOM 2

8'0" x 9'5" (2.44m x 2.89m)

With a shelf and a radiator.

BEDROOM 3

5'6" x 8'6" (1.69m x 2.61m)

With a shelf, a recess and a radiator.

BATHROOM

6'0" x 10'9" (1.84m x 3.30m)

P shaped bath with a mixer and shower plus a curved screen. Wash hand basin and a wc. Partial wall tiling and a double cupboard housing a Worcester gas combi boiler. Radiator.

OUTSIDE

To the rear there are three security cameras covering the garden and garage. SUBSTANTAIL WORKSHOP 2.62m x 2.52m (8'7 x 8'3) with working surfaces and a safe. There is raised decking and then a lawned area leading to the GARAGE 3.02m x 6.72m (9'11 x 22'1) with an electric door, a pedestrian door and power connected.

DIRECTIONS

From Tuckingmill proceed towards Camborne and at the roundabout by Tesco take the second exit towards the town into Wesley Street and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

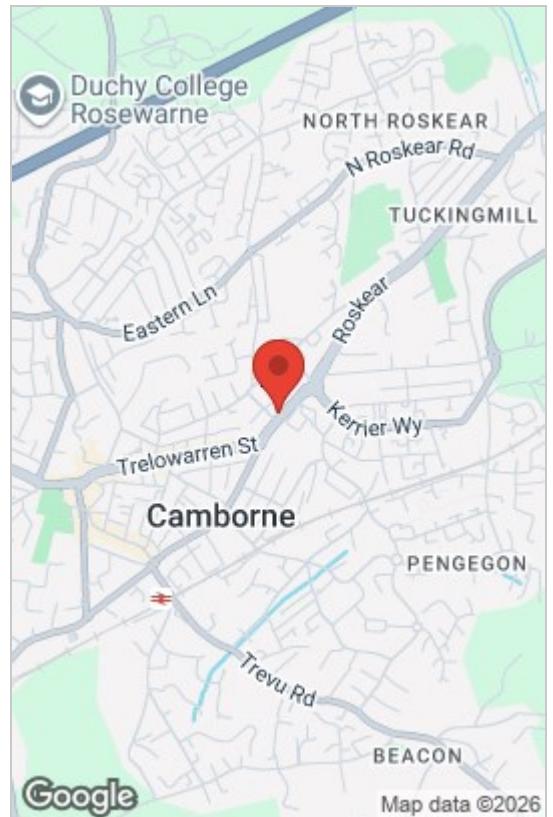
Mains drainage, mains water, mains electricity and mains gas heating.

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

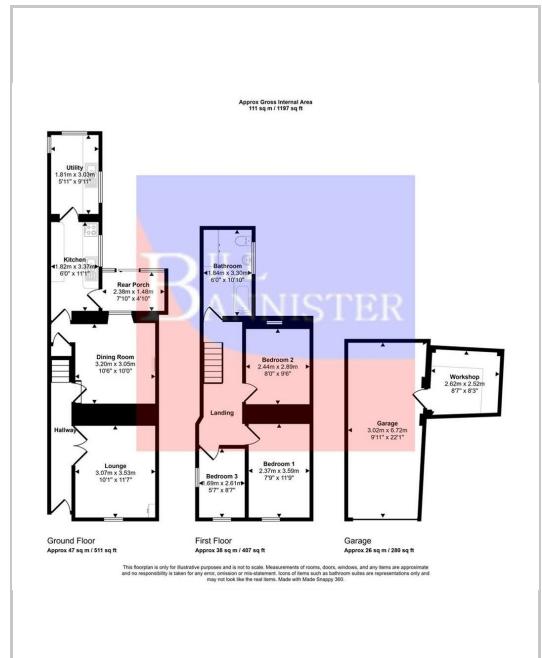
Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor & indoor, O2 - Good outdoor only, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

Area Map



Floor Plans



Energy Efficiency Graph

