

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



2 North Roskear Village

Camborne, TR14 0AS

£169,950



Offering well proportioned family living accommodation, this character terraced house benefits from three bedrooms, a large lounge/diner with an open fire, a kitchen and a bathroom, There is gas heating for the most part and this is complemented by double glazing. Externally there is an enclosed low maintenance front garden and to the rear there is a long lawned garden close by with the bonus of a useful workshop and parking for several vehicles.



Situated on the outskirts of Camborne town, this traditional cottage home has character features combined with updated facilities. There is a substantial lounge/diner focusing on an open fire and an adjoining kitchen with both base and eye level cupboards. Beyond this is a family bathroom. To the first floor there are three bedrooms. The property is double glazed and has gas heating for the most part. Externally there is an enclosed area to the rear where the services are located. To the front there is a low maintenance paved area of ground and a short walk away there is a long rectangular garden with quite a substantial workshop and parking for several vehicles. North Roskear Village is an older part of Camborne and gives level access to shops and travelling facilities. It also approximately two miles from the A30 and within three and a half miles of the north coast at Portreath.

LOUNGE/DINER

11'3" x 10'4" + 13'10" x 8'11" (3.45m x 3.16m + 4.23m x 2.72m)

Focusing on a raised slate hearth and flanked by alcoves with some shelving. There is a substantial amount of pine stripped panelling. Two radiators and stairs to the first floor.

KITCHEN

8'7" x 11'1" (2.63m x 3.38m)

Single drainer stainless steel sink unit plus an array of working surfaces with cupboards and drawers beneath plus space for white goods. Eye level cupboards, two with glass fronts. Wall mounted Ideal gas boiler and a door to the rear.

BATHROOM

5'4" , x 7'0" (1.63, x 2.14m)

Panelled bath with a Mira shower, pedestal wash hand basin with a mirror back and a low level wc. Wall and floor tiling.

FIRST FLOOR

BEDROOM 1

16'7" x 8'8" (5.07m x 2.65m)

With a radiator.

BEDROOM 2

8'1" x 11'1" (2.47m x 3.40m)

BEDROOM 3

7'0" x 8'1" (2.15m x 2.47m)

With a radiator and an alcove.

OUTSIDE

To the front there is an enclosed paved patio ideal for sitting out in the summer and has a store cupboard and wood bin. There is small rectangular area to the rear of the property and we are told that the mains services connection for water and drains is located here. A little further on is a rectangular piece of ground mostly laid to lawn. We understand from the vendor that there is a right of way to access the garden but this is not owned by the vendors. Plenty of parking is available here and leads to a SUBSTANTIAL WORKSHOP with various cupboards, a workbench and several cabinets plus power connected.

DIRECTIONS

Leaving the A30 westbound at the first Camborne exit keep to the left and at the traffic lights turn left and stay in the right hand lane. At the next lights turn right towards Tuckingmill and turn right at the lights by the mattress shop into North Roskear Road. Take the next right and continue until you see a sign marked North Roskear Village. Leave your car here and walk down the pathway where the property will be identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

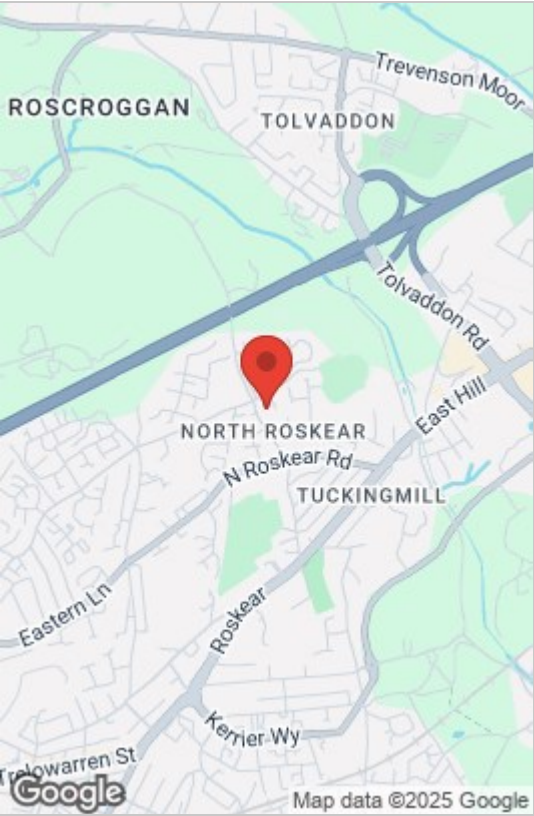
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 11 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

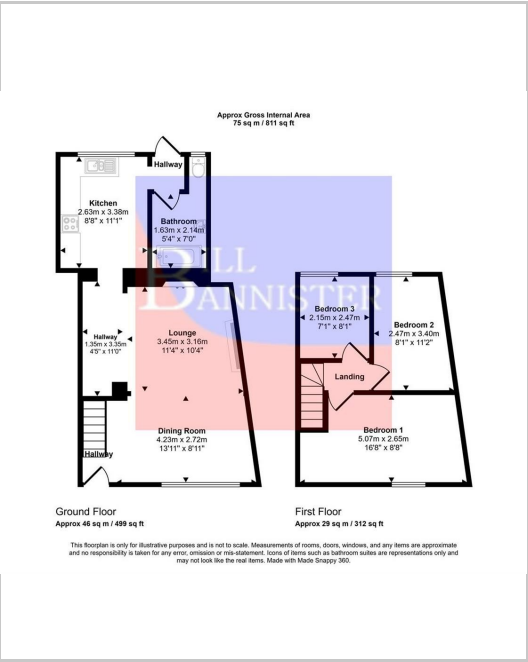
Mobile signal -

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

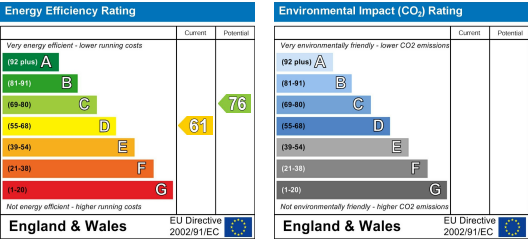
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.