66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333
e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER
Sales & Lettings



11 Rosewarne Mews

Tehidy Road, Camborne, TR14 8LN

£179,950

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Situated on the outskirts of Camborne town, this cottage style bungalow is in need of some modernisation which would allow any prospective buyer to put their own stamp on it. It is offered with the benefit of no onward chain. The property offers an entrance porch, two bedrooms, a lounge/diner, kitchen, a useful utility room and a shower room. It is double glazed and this is complemented by gas fired heating. Externally there are low maintenance gardens and the benefit of a parking space







Offered for sale with no onward chain, this single storey property is tucked away in a quiet cul-de-sac location. A stone property, it has an entrance porch, lounge/diner, kitchen, a utility, two bedrooms and a shower room. Bedroom 1 has a parquet floor and the vendor informs us that this extends beneath the lounge carpet as well. In our opinion this could be a fine feature of the property. There is gas heating together with double glazing. Externally there is parking to the side, a lawned area and a raised garden area predominantly being flower borders. The property is within perhaps two miles of the A30 and Camborne town is within approximately a mile.

ENTRANCE PORCH
11'4" x 6'0" (3.46m x 1.83m)
Slate tiled floor, a radiator and a door to:

LOUNGE/DINER
11'11" x 15'8" (3.65m x 4.80m)
Focusing on a feature fire surround with an electric fire. Storage cupboards and a radiator. Door to:

UTILITY ROOM
5'9" x 5'10" (1.76m x 1.79m)
Working surfaces with space under for white goods. Window and a door to the rear. Radiator and door to:

SHOWER ROOM
5'11" x 6'0" (1.81m x 1.84m)
Recently remodelled having a shower cubicle and a wash hand basin with storage facilities beneath. Low level wc, electric chrome effect heated towel rail and a radiator. Wall tiling and a tiled floor.

BEDROOM 1
8'9" x 11'9" (2.69m x 3.59m)
Radiator and parquet flooring.

BEDROOM 2
10'9" x 9'1" (3.29m x 2.77m)
Radiator.

KITCHEN
10'11" x 6'5" (3.34m x 1.98m)
Plenty of working surfaces with splash backs plus cupboards and drawers beneath. Stainless steel sink unit with a mixer and a Worcester combination gas boiler. Matching eye level cupboards and a tiled floor.

OUTSIDE
To the side of the property there is a hard standing for one vehicle which could be extended back to provide an extra space. At present there is a side lawn and to the rear there is a patio and a raised area of garden designed with ease of maintenance. Timber outbuilding.

DIRECTIONS
From our office in Redruth take the main road towards Camborne passing through Pool. Proceed straight over at the traffic lights crossroads towards Tuckingmill and at the bottom of the hill turn right by the mattress shop into North Roskear Road. At the mini roundabout continue straight over into Eastern Lane and follow this all the way to the T junction. Turn right into Tehidy Road and straight over at the double mini roundabouts taking the second turning right into Rosewarne Mews.

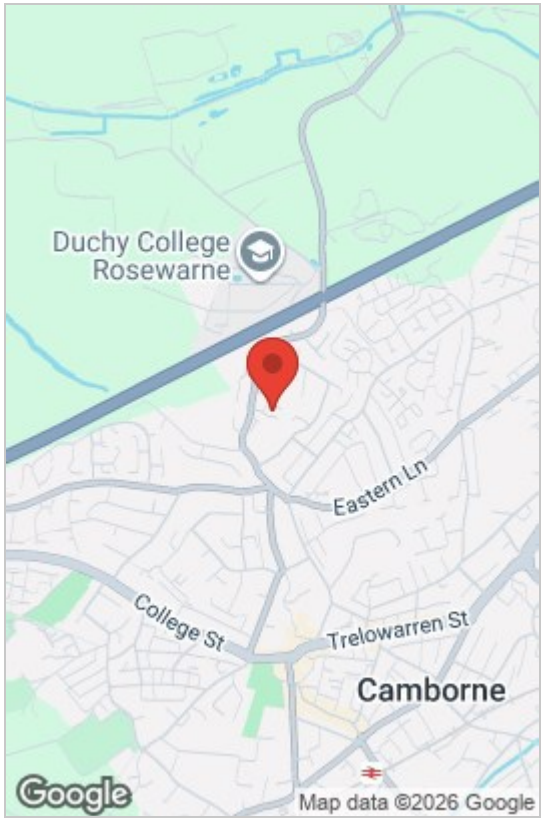
AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: B.

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

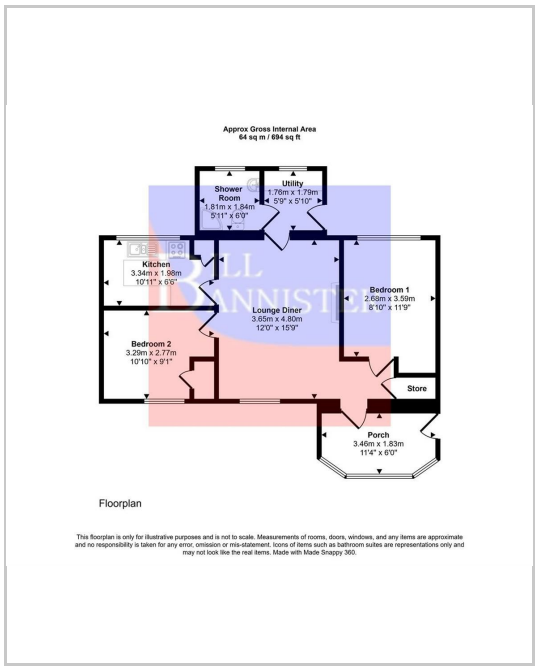
Broadband highest available download speeds - Standard 8 Mpbs, Superfast 80 Mpbs (sourced from Ofcom).

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

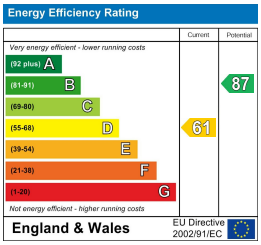
Area Map

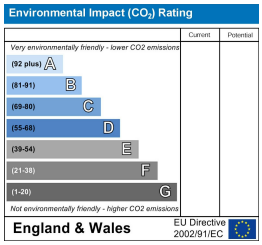


Floor Plans



Energy Efficiency Graph





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