

FOR SALE



Dolcoath Road, Camborne
Guide Price £188,000


MARTIN&CO

Dolcoath Road

Guide Price £188,000

- CHARACTERFUL COTTAGE
- WELL PRESENTED
- LOVELY REAR GARDEN
- OFF STREET PARKING
- LARGE WORKSHOP

A surprisingly spacious two double-bedroom cottage which is a sympathetic blend of modern and traditional. Well presented, with parking and a lovely back garden with a summerhouse and a large workshop with electric.

The property has space for 2 cars to park off street at the front and the entrance is to the side. As you go inside, the stairs are in front of you and the kitchen is to the left, with the lounge on your right.

The kitchen is a sympathetic blend of modern and traditional. There are fitted units with integrated appliances including a fridge, washing machine, dishwasher, electric oven and induction hob with extractor hood. There is a larder cupboard in one corner, a wood burning stove fitted within the old fireplace, and a beamed ceiling.



The lounge is centered around the lovely original stone fireplace which is now fitted with an electric stove and has built-in alcove shelves. There is an under-stairs storage cupboard and at the far end there is a short hallway which leads to the bathroom, a large storage cupboard and the back door, leading to the garden. On the first floor, there are two good sized, double bedrooms, the principal bedroom having an ensuite shower room. To the rear of the property there is a very nice garden, with a summerhouse, patio, astro-turf lawn and borders. At the far end there is a very large wooden workshop with electric.

EPC – E

Council Tax Band - A

Double Glazing

Gas Central Heating & Hot Water

Electric Shower

Garden

Workshop with Electric

Driveway Parking for up to 2 Vehicles

Mains Gas, Electric, Water and Sewage

Broadband : Ultrafast Broadband Available

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information.

Source: www.ofcom.org.uk

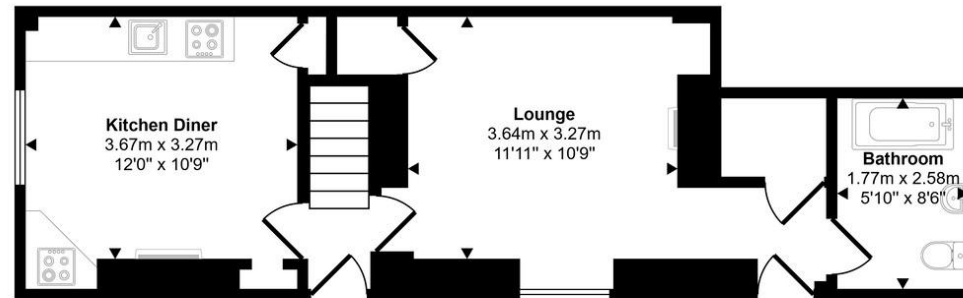
LOCATION

Dolcoath Road is situated on the outskirts of Camborne town centre and is close to the shops, main supermarkets and leisure facilities. The town has a mainline railway station and bus station.

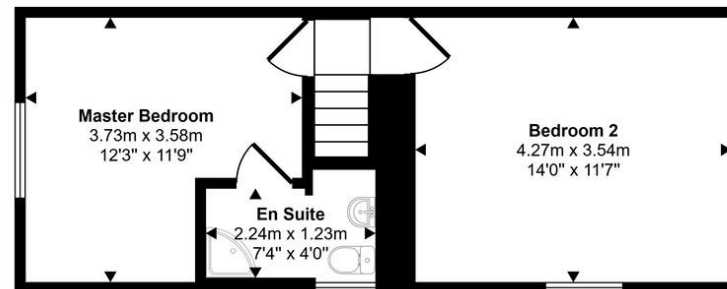
Camborne is very well located for accessing the joys of the North Coast. The fishing village of Portreath is within 5 miles for a pleasant day at the beach, you can go wildlife watching at Godrevy Head which is around 7 miles away and there are miles of splendid surf beaches around Hayle, a mere 8 miles away.



Approx Gross Internal Area
77 sq m / 833 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft



First Floor
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.