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**Pendarves Road,  
Camborne**

**Offers in Excess of £375,000  
Freehold**





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## **Property Introduction**

Situated within a favoured residential part of Camborne and only a short level walk of the town, this generously proportioned detached bungalow is being offered for sale 'chain free'. Requiring some updating, there are two double size bedrooms with the potential to use the lounge as a third bedroom if required. One will find a well proportioned lounge/dining room, kitchen/breakfast room with walk-in pantry and a bathroom with separate WC. Fully double glazed, heating is provided by electric storage heaters. The bungalow occupies a large plot and has well stocked gardens to front and rear with a wide selection of mature shrubs, there is ample parking for five plus vehicles and a detached garage.

Believed to have been built in 1953, a mundic test report was commissioned in May 2024 and the property has passed with an A1 classification. In summary, a substantial property which would now benefit from a program of updating, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

Conveniently located within a virtually level walk of the town centre, Camborne Bowling Club is located at the end of the road and Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which has direct links to London Paddington and the north of England.

The A30 trunk road can be accessed within three quarters of a mile, Truro, the county town of Cornwall which is noted for its shopping, bars and restaurants is located within commuting distance and the university town of Falmouth on the south coast is within a similar drive. The north coast which is famed for its sandy beaches and surfing together with rugged coastal walks will be found nearby at Portreath which is within a five mile drive.

## **ACCOMMODATION COMPRISES**

uPVC double glazed door to:-

### **ENTRANCE PORCH 9' 5" x 5' 0" (2.87m x 1.52m) maximum measurements**

Two uPVC double glazed windows to the front and uPVC double glazed windows to either side. Half glazed door opening to:-

## HALLWAY

Featuring a deep recessed cupboard, access to loft space and with two night storage heaters. Doors open off to:-

## LOUNGE/BEDROOM THREE 15' 4" x 13' 5" (4.67m x 4.09m) maximum measurements

uPVC double glazed window to the front. Focusing on a tiled fire surround and hearth housing an electric focal point fire and with original panelled relief to walls. Electric night storage heater.

## LOUNGE/DINING ROOM 15' 11" x 15' 3" (4.85m x 4.64m) maximum measurements

uPVC double glazed window to the front. Focusing on a tiled fire surround and hearth with an electric focal point fire. Electric night storage heater. Door to:-

## KITCHEN/BREAKFAST ROOM 12' 6" x 12' 0" (3.81m x 3.65m)

uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining tiled working surfaces and incorporating a stainless steel circular sink unit with integrated drainer. Focusing on a 'Gillott' electric steam cooker, hob and water heater combination unit, believed to date from the 1950's. Ceramic tiled floor, electric night storage heater and door to walk-in pantry and utility porch.

## PANTRY 7' 0" x 2' 11" (2.13m x 0.89m)

uPVC double glazed window to the side, ceramic tiled floor and extensive shelving and storage.

## UTILITY PORCH 7' 10" x 4' 6" (2.39m x 1.37m)

uPVC double glazed windows on three sides set on dwarf walling and with a uPVC double glazed door opening to the rear. Space and plumbing for an automatic washing machine and tumble dryer. Recessed walk-in storage cupboard with tiled floor. Returning to hallway, panelled doors off to:-

## BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.32m)

uPVC double glazed window to the side. Recessed wardrobe with storage adjacent. Electric night storage heater.

## BEDROOM TWO 11' 11" x 10' 10" (3.63m x 3.30m)

uPVC double glazed window to rear. Recessed wardrobe with adjacent storage and electric night storage heater.

## WC

uPVC double glazed window to the rear. Close coupled WC.

## BATHROOM

uPVC double glazed window to the rear. Fitted with a corner shower enclosure with electric shower, pedestal wash hand basin and panelled bath with mixer shower. Full ceramic tiling to walls.

## OUTSIDE FRONT

Double gates open onto the driveway leading down the side of the bungalow and give a generous amount of parking together with access to the detached garage. The front garden is largely lawned with an attractive range of mature hedging and shrubbery giving a good level of privacy.

## REAR GARDEN

The rear garden is enclosed, again largely lawned with mature shrubs and hedging and there is a paved slate patio. External water supply and outside high level WC.

## GARAGE 20' 4" x 9' 9" (6.19m x 2.97m)

Automatic up and over door to the front, uPVC double glazed window to rear and side courtesy door. Power and light connected.

## SERVICES

Mains water, mains drainage and mains electric.

## AGENT'S NOTE

The Council Tax band for the property is band 'D'.

## DIRECTIONS

From Tesco in Camborne, turn into Wesley Street and at a staggered mini-roundabout carry on straight across and at the next roundabout by the Police Station again carry on straight across into Pendarves Road where the property will be identified on the right hand side by our 'For Sale' board. If using What3words:- dreams.splashes.jubilant

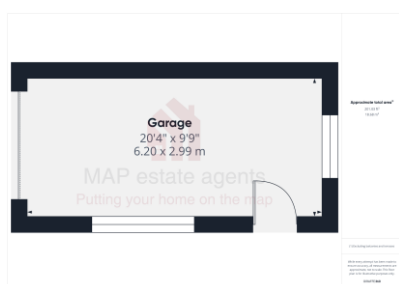


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Substantial detached bungalow
- Favoured residential road
- Two/three bedrooms
- Large lounge/bedroom three
- Dining room/lounge
- Kitchen/breakfast room
- uPVC double glazing
- Electric heating
- Large gardens, garage and parking
- Chain free sale



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