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**Jasmine Place,
Camborne**

**Guide Price £195,000
Freehold**





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Property Introduction

A bright, light and airy purpose-built two bedroom detached coach house with a car port below.

The coach house offers modern style living with uPVC double glazing, gas central heating and has private parking for one vehicle.

There is an entrance lobby, a 20' lounge/diner, a kitchen with a range of fitted base and wall units, built-in oven and hob, two good size bedrooms and a bathroom.

Located on an ever-popular new build development on the outskirts of Camborne town, the property is incredibly spacious and needs to be viewed to be appreciated.

Location

Conveniently located for access to the town which is within half a mile, local schooling is nearby together with an edge of town superstore. Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which connects with London Paddington and the north of England.

The A30 can be accessed within half a mile, within fourteen miles there is the county town of Truro which is the shopping centre for Cornwall and Falmouth with its university campus on the south coast is within fifteen miles. The north coast harbour village of Portreath is within four miles.

ACCOMMODATION COMPRISES

Storm porch and double glazed door opening to:-

ENTRANCE LOBBY

A sizeable and versatile space with radiator and tiled flooring. Stairs rising to the:-

HALF LANDING

uPVC double glazed obscured window to the side. Stairs continue to the first floor coach house.

FIRST FLOOR LANDING

Double glazed window to the rear, doors off to all accommodation and access to the loft via a hatch, radiator and carpeted flooring.

OPEN PLAN LIVING/DINING SPACE 20' 8" x 18' 2" (6.29m x 5.53m) overall maximum measurements

LOUNGE AREA

Double glazed window to the front, spotlighting, radiator and carpeted flooring.

DINING AREA

Double glazed window to the front, spotlighting, radiator and carpeted flooring, Double doors opening to:-

KITCHEN 12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed 'Velux' roof light. An attractive range of modern matte finish kitchen units with stone effect roll top worktop over and splashbacks incorporating a one and a half bowl stainless steel sink and drainer with swan neck mixer tap over. Integrated electric oven, gas hob with extractor fan over and fridge/freezer, space for a washing machine. Radiator and tiled flooring.

BEDROOM ONE 15' 7" x 10' 1" (4.75m x 3.07m)

Double glazed window to the rear, radiator and carpeted flooring.

BEDROOM TWO 10' 1" x 10' 0" (3.07m x 3.05m)

Double glazed window to the rear, radiator and carpeted flooring.

BATHROOM

Double glazed 'Velux' roof light, modern three piece suite comprising low level concealed cistern WC, pedestal wash hand basin with storage under, and panelled bath with mains shower over. Spotlighting, tiled walls, tiled flooring and radiator.

OUTSIDE

Below the property are two car ports, the one on the right belongs to property.

AGENT'S NOTES

There is annual service charge for maintenance of £45.00 (current charge 2024). This property is freehold tenure with one parking space and three garages leased to third parties. The Council Tax band for this property is band 'A'.

SERVICES

The following services are available at the property however we have not verified connection. Mains electricity, mains metered water, mains drainage, and mains gas.

DIRECTIONS

From Tesco's roundabout; keeping Tesco's on your right cross the roundabout and head towards Tuckingmill. South Roskear Road can be found about 200 yards along, the turning on your left. Continue along to the end of the road. Cross over North Roskear Road in to Roskear Village, turn left on to Boiler Works Road, continue about a half mile and turn right in to North Seaton take the first right and then first left, this will lead to Jasmine Place. If using What3words:rotate.plans.lushly



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Spacious detached coach house
- Two bedrooms
- Dual aspect lounge/living area
- Generous size kitchen
- Family bathroom
- Carport
- Gas central heating
- Double glazed windows
- Popular residential area
- Near to town centre



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