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**Breaside,
Brea, Camborne**

Guide Price £350,000
Freehold





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Property Introduction

Situated overlooking the village of Brea, this link-detached bungalow has recently been updated and modernised by our vendor. Being offered for sale with no onward chain, this property is contemporary in design and offers a light and airy living environment.

There are three bedrooms, the lounge/diner enjoys an outlook over the garden and there is a fitted kitchen. The bathroom continues the contemporary theme with a stylish suite which is complemented by underfloor heating. Fully double glazed, there is a modern gas fired central heating system.

Approached via a private road, one will find landscaped gardens on two sides which include a decked seating area which is elevated and has views over the village, parking is available for three plus cars. Combining contemporary living with a rural outlook, this bungalow is sure to attract interest, viewing our interactive virtual tour is recommended prior to a physical inspection.

Location

Breaside lies on the western fringe of Brea Village in a semi-rural environment. From the bungalow, countryside views can be enjoyed across to Carn Brea where you can enjoy a beautiful walk to the summit where, in the summer, the castle is a romantic restaurant. Direct road links take you a short distance to mainstream shops including Morrisons and Tesco in Pool, while the historic mining town of Camborne with its variety of traditional and independent shops is only one and half miles away.

For those travelling out of the Duchy, Camborne Railway Station sits on the Penzance to London Paddington line and for overseas travel Newquay Airport is only twenty six miles away. Outdoor pursuits are catered for with mine trails and the Great Flat Lode, Tehidy County Park with its golf course and two hundred and fifty acres of protected woodland and surfing is enjoyed at the nearby beaches at Portreath and Godrevy.

ACCOMMODATION COMPRISES

Composite door with side screen opening to:-

ENTRANCE PORCH/UTILITY 8' 4" x 4' 9" (2.54m x 1.45m)

Enjoying a dual aspect with uPVC double glazed windows. Fitted with a full width base unit giving additional storage and housing space and plumbing for an automatic washing machine. Amtico style flooring. Door to:-

HALLWAY

L-shaped with a recessed display shelf with inset lighting, inset spotlighting to the ceiling and Amtico style flooring. Radiator. Vertical panelled doors open off to:-

LOUNGE/DINER 17' 4" x 12' 4" (5.28m x 3.76m) maximum measurements

uPVC double glazed French doors with side screens opening onto a raised patio and overlooking the landscaped gardens. Focusing on a feature recessed electric fire with display unit to one side incorporating additional storage and with Amtico style floor. Radiator and inset spotlighting. Archway through to:-

KITCHEN/BREAKFAST ROOM 15' 4" x 7' 9" (4.67m x 2.36m)

uPVC double glazed window and with a 'Velux' double glazed skylight. Fitted with a range of base units having adjoining square edge working surfaces and incorporating an inset one and half bowl colour coordinated sink unit with pillar mixer tap. Low level seating area, cooker point with cooker hood over, vertical radiator and inset spotlighting.

BEDROOM ONE 14' 7" x 8' 4" (4.44m x 2.54m) maximum measurements

uPVC double glazed window, 'hidden door' part shelved storage cupboard, secret mirror door opening to airing cupboard housing a 'Gloworm' gas combination boiler, radiator and spotlighting.

BEDROOM TWO 9' 10" x 8' 10" (2.99m x 2.69m)

uPVC double glazed window. Radiator and inset spotlighting.

BEDROOM THREE 12' 7" x 10' 10" (3.83m x 3.30m)

uPVC double glazed window. Five door wardrobe unit, inset spotlighting and radiator.

BATHROOM

uPVC double glazed window. Fitted with a contemporary suite consisting of concealed cistern WC, wall mounted wash hand basin and squared shower bath with plumbed shower over incorporating a rain head. Extensive ceramic tiling to walls, ceramic tiled floor with electric under floor heating and inset spotlighting.

OUTSIDE

From the private road access there is parking for two vehicles and further parking is available for another vehicle in front of the former garage. The gardens lie mainly on two sides and are lawned with a range of mature shrubs and with planted borders giving a high level of privacy. There is a raised deck seating area which overlooks the village and beyond and is an ideal space for entertaining and alfresco dining.

AGENT'S NOTE

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

DIRECTIONS

From Camborne proceed towards Redruth passing the Tesco supermarket on your right hand side, continue through Kerrier Way and at a roundabout take the third exit towards Brea Village, on entering the village passing under the railway bridge, turn immediately right at the V-junction, proceed onwards until you reach a turning on your right (this is an acute turning), turn in and on your left hand side will be found the entrance to Breaside. If using What3words: sandpaper.milkman.billiard will take you to the entrance to Breaside and then the bungalow is the first property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



MAP's top reasons to view this home

- Garage link-detached bungalow
- Fully updated and modernised
- Contemporary in design
- Three bedrooms
- Lounge/diner
- Generous kitchen/breakfast room
- Fully double glazed
- Modern gas central heating
- Landscaped gardens and parking
- Chain free sale



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01736 322400 (Penzance & surrounds)

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