

CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



10 Tolcarne Road, Beacon
Camborne TR14 9AB

A mid terrace cottage with two reception rooms, kitchen and separate wc on the ground floor and large double bedroom on the first floor, in a rural location with far reaching country views, with garage and gardens.

Offers invited in the region of £85,000 for the freehold interest.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

10 Tolcarne Road, Beacon, Camborne TR14 9AB

The cottage is a mid terrace property in need of modernisation currently offering two reception rooms, kitchen and separate wc on the ground floor with a large double bedroom on the first floor which could be divided to incorporate bathroom facilities. The property is primarily constructed of local stone and within the last five years the roof has been retiled.

The property is situated in a rural environment and to the west there are views over open countryside and woodland reaching as far as Godolphin Hill.



The village of Beacon is approximately half a mile and has a range of everyday facilities including shops, post office, public house and a main bus route to the town of Camborne.

Camborne itself is approximately one and a half miles away and offers a comprehensive range of shops, supermarket, banks etc and has a main rail station on the Penzance to Paddington line.

To the southern side of the property there is a detached garage and a well enclosed garden area.

The accommodation comprises
(all dimension approximate)

ENTRANCE PORCH

Leading off separate low level wc.

LIVING/DINING ROOM

16'4" x 9'4"

With night storage heater, open tiled fireplace with pine panelled backing wall, built in storage cupboards and stairs to first floor.

KITCHEN

12' x 4'6"

With single drainer stainless steel sink unit, instant electric hot water heater, cooker panel.

LOUNGE

11'9" x 10'9"

With open tiled fireplace and night storage heater.

FIRST FLOOR

Staircase to first floor with access to storage area over Living/Dining Room.

BEDROOM

16'2" x 11'8"

With night storage heater.

OUTSIDE



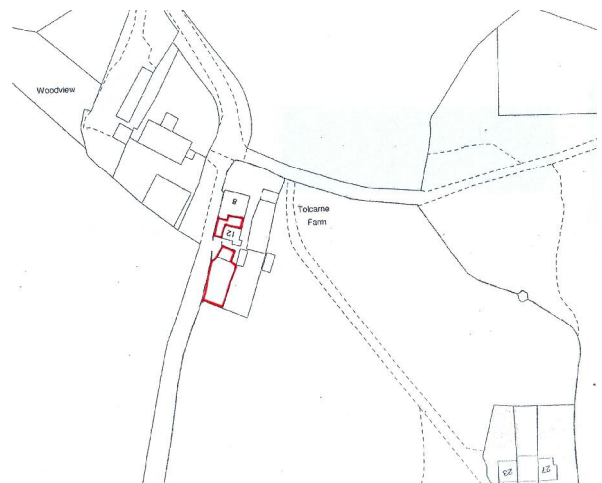
To the southern side of the property there is a detached garage beyond which there is a well enclosed garden area with outside wc and a greenhouse.

SERVICES: Mains Water, Electricity and Drainage.

COUNCIL TAX BAND: A

Price – Offers in the region of £85,000

Most suitable for cash buyers.



Viewing Strictly by appointment only with the Vendors' Sole Agents

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58 Coinagehall St, Helston. TR13 8EW

01326 565956

careandcompany@btconnect.com

www.careandco.co.uk

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AGENTS NOTES:

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