



Foxgloves
2 Trerice Fields Praze-an-Beeble

LODGE & THOMAS
ESTABLISHED 1892

**Foxgloves, 2 Trerice Fields,
Praze-an-Bebble, Camborne,
Cornwall TR14 0JS**

Guide Price - £275,000 Freehold

- Modern detached three bedroom family home
- Corner plot with gardens front and rear
- Garage with driveway parking
- Excellent popular village location
- Scope for improvement

A detached modern house providing family accommodation situated on corner plot near the village centre, shops, doctors surgery, school and amenities within this hugely popular west Cornwall village.

Foxgloves was built in the early 1990's and provides three bedroom family accommodation, featuring uPVC double glazed windows and gas central heating. In need of general re-decoration, it has a large lounge, kitchen/dining room and a wc downstairs complemented by three bedrooms, all with built-in wardrobes, plus a bathroom at first floor.

This house sits on a level corner plot with lawn gardens to the front and rear, within which is a detached garage (4.96m x 2.74m) with a driveway providing off-road parking for another vehicle.



Location

Praze-an Beeble is a thriving village 3 miles south of Camborne, straddling the B3303 to Helston. It is a busy community centred on a respected primary school, doctors surgery and a grocery store with Post Office and where other amenities include a public house, hairdressers and recreation field. A regular bus service passes through the village connecting with the much wider range of schooling, health, recreational and commercial facilities in the rapidly expanding town of Camborne. The Treswithian junction of the A30 is 4 miles away and this means that the harbour and foundry town of Hayle is just 6 miles away, Godrevy 8 miles away and the County town of Truro 18 miles away.

Services: Mains electricity, gas, water and drainage are believed to be connected to the property. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: C **EPC:** D

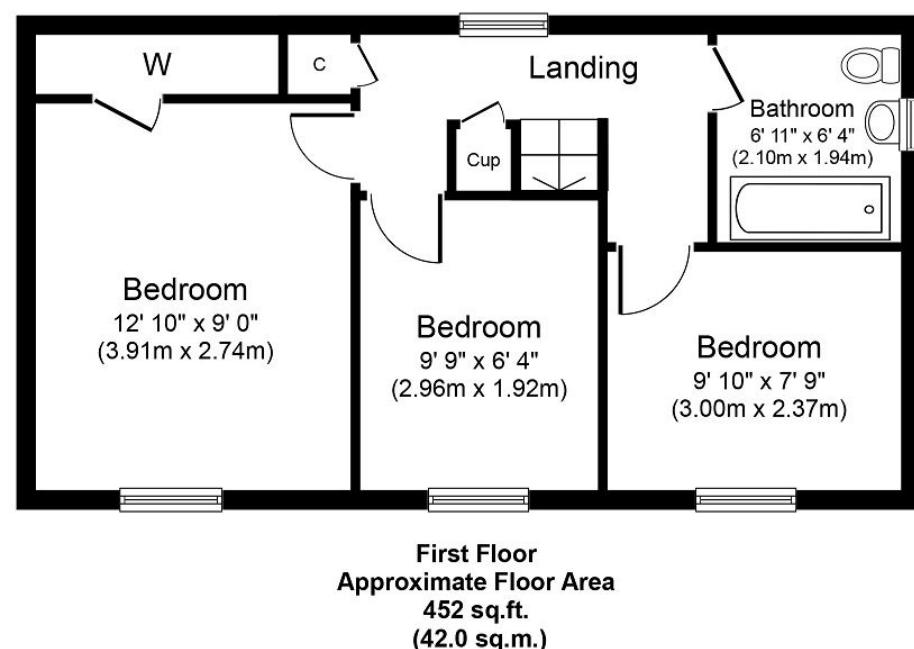
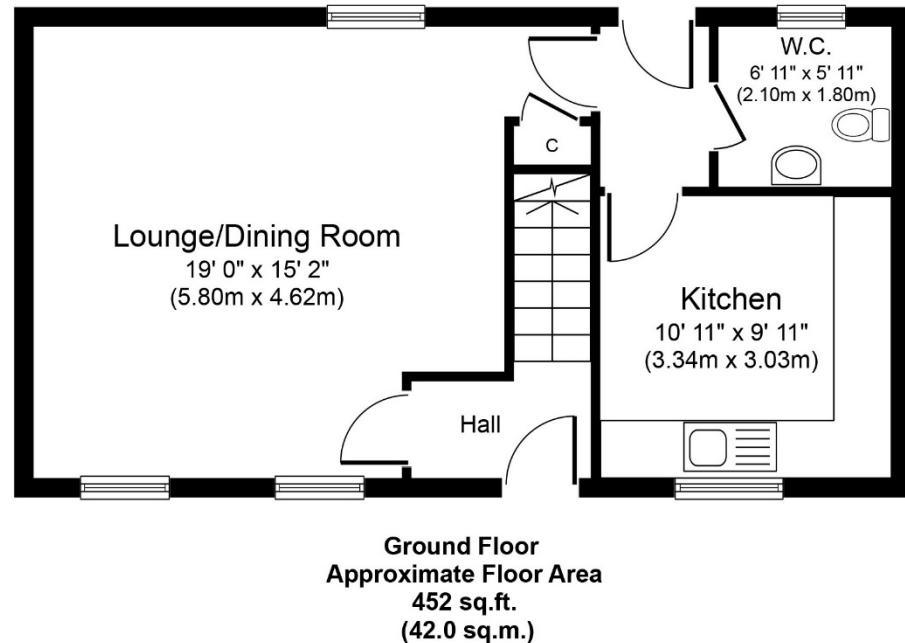
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

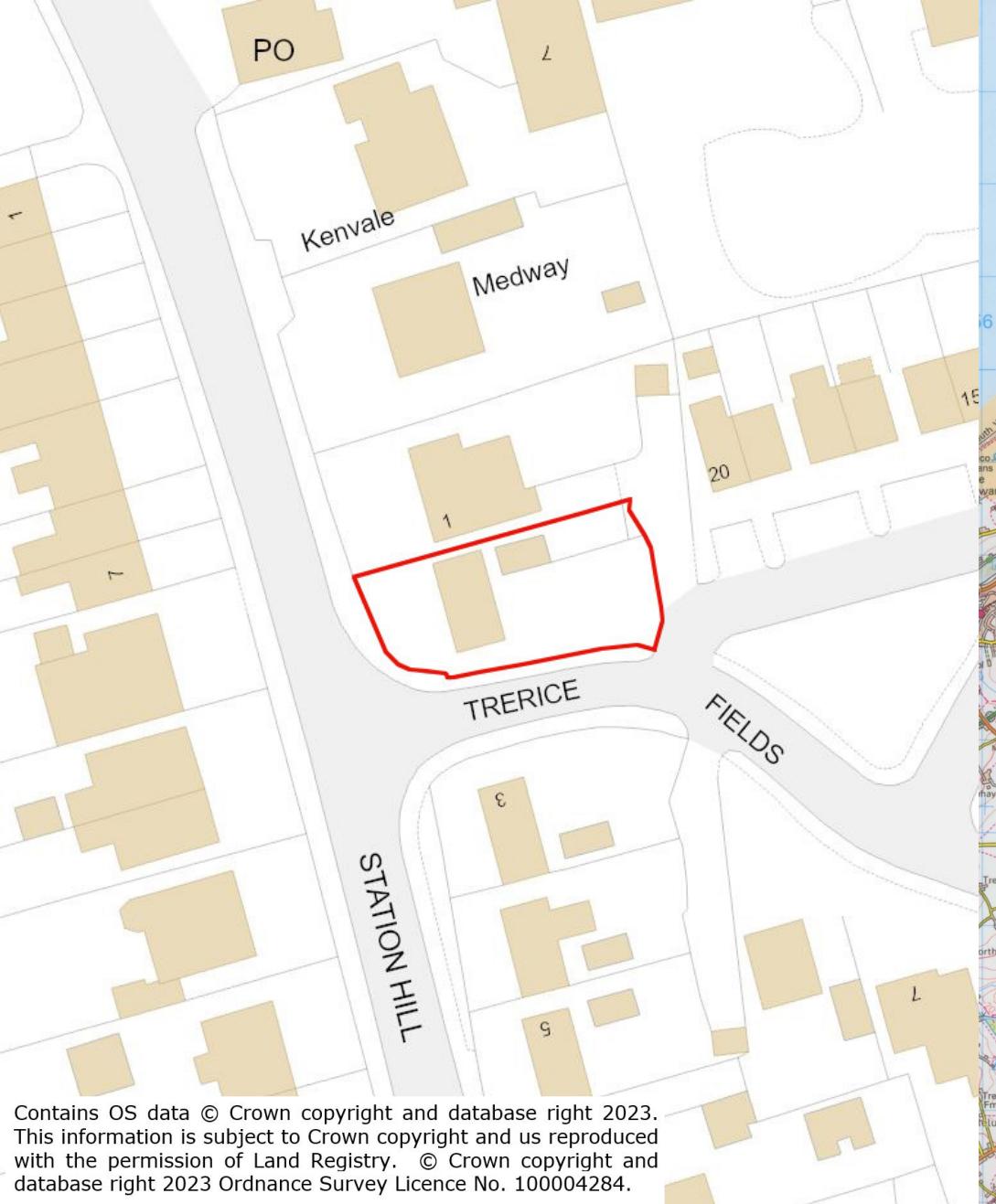
Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas.

Directions: From Camborne head south on the B3303 into the village of Praze an Beeble. Continue through the crossroads at the centre of the village turning left shortly after the shop into Trerice Fields. The property for sale will be found on the left hand side, identified by a Lodge & Thomas for sale board.

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