



26 Pendarves Street, Troon,  
Camborne, Cornwall, TR14 9EG









**26 PENDARVES STREET, TROON, CAMBORNE, CORNWALL, TR14 9EG**

**GUIDE PRICE £275,000FREEHOLD**

- \* THREE DOUBLE BEDROOMS \* FIRST FLOOR BATHROOM \* LOUNGE \* KITCHEN/DINER \***
- \* LAUNDRY ROOM \* DOUBLE GLAZING \* GAS CENTRAL HEATING \***
- \* FRONT AND REAR GARDENS \* GARAGE/WORKSHOP \***
- \* PARKING \* VIEWING HIGHLY RECOMMENDED \***
- \* EPC = C \* COUNCIL TAX BAND = B \* APPROXIMATELY 97 SQUARE METRES \***

A very well presented three bedroom mid terrace family home, in this popular village location on the edge of Camborne. Enjoying a long front garden, sunny courtyard, garage/workshop and private parking to the rear, the present vendor has updated and improved the property to offer spacious well-appointed rooms throughout. The village of Troon has a nursery and primary school and Morrisons Daily. We strongly recommend an early appointment to view to avoid disappointment.

Double glazed door to:

**ENTRANCE PORCH:** 5' 3" x 4' 0" (1.60m x 1.22m) Radiator, tiled flooring, door to:

**LOUNGE:** 18' 8" x 12' 7" (5.69m x 3.84m) Double glazed window to the front with deep slate sill, radiator, slate hearth (gas point at present capped), understairs storage cupboard. Door to:

**DINING AREA:** 17' 2" x 7' 5" (5.23m x 2.26m) Staircase rising, tiled flooring, patio doors to the rear, radiator. breakfast bar leading to:

**KITCHEN AREA:** 9' 9" x 8' 4" (2.97m x 2.54m) Tiled flooring, Belfast sink with mixer tap, gas cooker point, a range of wall and base cupboards, space for the fridge/freezer, complementary tiling, door to:

**LAUNDRY ROOM:** 8' 0" x 3' 7" (2.44m x 1.09m) Tiled flooring, plumbing for washing machine, double glazed stable door to the rear.

**FIRST FLOOR LANDING:** With radiator, access to the loft, large walk in cupboard perfect as a computing station.

**BEDROOM ONE:** 12' 10" x 8' 11" (3.91m x 2.72m) Double glazed window to the front, radiator.

**BEDROOM TWO:** 11' 0" x 9' 7" (3.35m x 2.92m) Double glazed window to the rear with very pleasant views over the surrounding fields, radiator.

**BEDROOM THREE:** 9' 8" x 9' 1" (2.95m x 2.77m) Double glazed window to the front, pleasant outlook over the garden, built in wardrobe, access to the loft, radiator.

**BATHROOM:** 11' 1" x 5' 10" (3.38m x 1.78m) Opaque double glazed window to the rear, heated towel rail, panelled bath with separate shower over, low level WC, wash hand basin, shaver socket, extractor fan, complementary tiling, cupboard housing the wall mounted gas boiler.

**OUTSIDE:** To the front of the property the house is approached via a pedestrian gate, leading to gravelled path to the front door. The front garden is laid to lawn with stone wall to both boundaries, plant and shrub border. To the rear is a sunny courtyard with wall surround, with steps leading up to the garage/workshop with courtesy door and window to the side, two wooden doors to front, covered bike store and private parking space. There is storage under the garage.

**SERVICES:** Mains electricity, gas and water.

**DIRECTIONAL NOTE:** On entering the town of Camborne from Hayle, at the roundabout by Tyacks take the second exit and then the second turning on the left. At the mini roundabout go straight across, pass the railway station, this road will take you directly into Troon, where Pendarves Street will be a turning on your right hand side, the property will be on your right, clearly indicated by a Marshall's for sale board.

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for EE was adequate. The property is constructed of granite under a tiled slate roof.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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