



8 New Street, Troon, Camborne,
Cornwall, TR14 9EW









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GUIDE PRICE £160,000 FREEHOLD

*** NO ONWARD CHAIN * TWO BEDROOMS * LIVING ROOM ***

*** DINING ROOM * KITCHEN * SUN ROOM ***

*** GROUND FLOOR SHOWER ROOM * GOOD SIZE REAR GARDEN ***

*** CASH PURCHASE ONLY * EPC = F * APPROXIMATELY 66 SQUARE METRES ***

*** COUNCIL TAX BAND = A * NO ALLOCATED PARKING ***

Offered to the market with no onward chain is this two bedroom mid terraced cottage with good size gardens to the rear. The accommodation comprises an entrance hall, living room, dining room, kitchen, sun room and shower room on the ground floor. On the first floor there are two bedrooms. Externally there is a courtyard garden to the front and as previously mentioned a good size garden to the rear with a small outbuilding, wooden shed and a structure which is assumed to previously have been a workshop. The property requires modernisation and we would highly recommend an early appointment to fully appreciate its potential.

DOUBLE GLAZED DOOR TO:

HALL: Stairs rising with cupboard under, electric wall mounted heater.

LIVING ROOM: 12' 4" x 12' 0" (3.76m x 3.66m) Double glazed window to the front with window seat, electric wall mounted heater, electric fire on tiled hearth with stone surround, shelved recesses to either side.

DINING ROOM: 16' 1" x 9' 6" (4.90m x 2.90m) Double glazed window and wooden door to the sun room, electric wall mounted heater, open fireplace with tiled hearth and surround (not in use) and shelved recess to one side.

KITCHEN: 11' 9" x 6' 4" (3.58m x 1.93m) Stainless steel single bowl sink unit with mixer tap and drainer, range of base and wall mounted units, space and point for electric cooker, double glazed window to the side, access to the loft.

SHOWER ROOM: Opaque double glazed windows to the side and rear, walk in shower with shower chair, low level w.c., vanity sink unit with cupboard under, wall mounted electric heater, extractor fan.

SUN ROOM: 10' 10" x 4' 8" (3.30m x 1.42m) Polycarbonate roof, wall mounted electric heater, double glazed door to the garden.

FIRST FLOOR LANDING: Access to the loft, window to the rear with deep sill.

BEDROOM ONE: 12' 2" x 9' 0" (3.71m x 2.74m) Double glazed window to the front, electric heater.

BEDROOM TWO: 9' 0" x 7' 11" narrowing to 5' 5" (2.74m x 2.41m - 1.65m) Double glazed window to the front, electric heater.

OUTSIDE: To the front of the property there is a cottage style courtyard which is gravelled for ease of maintenance with a low wall surround and path to the front door. To the rear of the property the garden is of a good size currently mostly paved with a path to one side leading to a rear gate onto an access lane. There is a small outbuilding, a wooden shed and the remains of a building which we assume used to be a workshop, currently housing the greenhouse.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: The main property is constructed of granite under a slate tiled roof with block extensions. We checked the phone signal with EE which was poor. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property.

DIRECTIONAL NOTE: Via What3Words ///suggested.averts.sweetened

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
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Mousehole
01736 731199

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01209 715672

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01736 756627

Lettings
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