



**MAP estate agents**  
Putting your home on the map

**Lower Pengegon,  
Pengegon, Camborne**

**£195,000  
Freehold**







## Lower Pengegon, Pengegon, Camborne

£195,000  
Freehold

### Property Introduction

Situated on the outskirts of Camborne, this semi-detached house is ideal as a first home.

Benefiting from two double size bedrooms on the first floor, there is a lounge, fitted kitchen and a second lounge suitable as a dining room if desired.

One will find a shower room on the first floor and to the side of the property there is a sun lounge which overlooks an enclosed courtyard style garden.

With the exception of one window there is uPVC double glazing and heating is provided by a gas fire in the lounge and an electric fire in the second lounge.

Deceptively spacious, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

The property is within a short drive of Tesco Superstore on the fringe of the town and Camborne town centre is less than half a mile away. Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living, there is a mix of national and local shopping outlets, banks, a Post Office together with easy access to the A30 trunk Road. The railway station is nearby and here there is direct links to London Paddington and the north of England.

Truro, the administrative and cultural heart of Cornwall, is within fifteen miles and the university town of Falmouth on the south coast is within a similar distance. Portreath on the north coast which is noted for its sandy beach and harbour is within four miles.

### ACCOMMODATION COMPRISES

uPVC double glazed door to:-

#### **KITCHEN 15' 1" x 7' 9" (4.59m x 2.36m) maximum measurements plus recess**

Range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl sink unit. Gas cooker point, plumbing for automatic washing

machine and ceramic tiled splashbacks. Under stairs storage cupboard. Doors off to:-

**LOUNGE 12' 8" x 11' 10" (3.86m x 3.60m) maximum measurements**  
uPVC double glazed window to the front. Part floor to ceiling exposed stone fireplace with gas coal effect fire. Arched, shelved alcove.

**SECOND LOUNGE/DINING ROOM 12' 0" x 9' 10" (3.65m x 2.99m) plus recesses**  
uPVC double glazed window to the front and single glazed window to the rear. Wall mounted electric fire. Door to inner vestibule and door through to:-

**SUN ROOM 11' 10" x 5' 9" (3.60m x 1.75m) plus recess**  
Enjoying a triple aspect with uPVC double glazed windows set on dwarf walling and overlooking an enclosed courtyard. Door to outside.

**INNER HALLWAY**  
Tiled floor, staircase leading to the first floor.

**FIRST FLOOR LANDING**  
Part beamed ceiling and access to loft space. Doors opening off to:-

**BEDROOM ONE 13' 1" x 9' 2" (3.98m x 2.79m)**  
uPVC double glazed window to the front.

**BEDROOM TWO 11' 8" x 8' 5" (3.55m x 2.56m) maximum measurements**  
uPVC double glazed window to the front.

**SHOWER ROOM**  
uPVC double glazed window to the front. Fitted with a pedestal wash hand basin with 'Triton' water heater over, close coupled WC and shower enclosure with 'Triton' electric shower. Extensive ceramic tiled splashbacks.

**SIDE COURTYARD GARDEN**  
Enclosed and offering a good level of privacy, there are raised corner beds and a pedestrian access out onto the road.

**AGENT'S NOTE**  
The Council Tax band for the property is band 'B'.

**DIRECTIONS**  
From Tesco car park, leaving the car park turn left into Foundry Road and at a set of traffic lights turn right into Kerrier Way and after the road bends around to the left there is a junction on the right, turn into this road, continue over the railway line and the property will be found on the left hand side. If using What3words: admiral.submerged.september



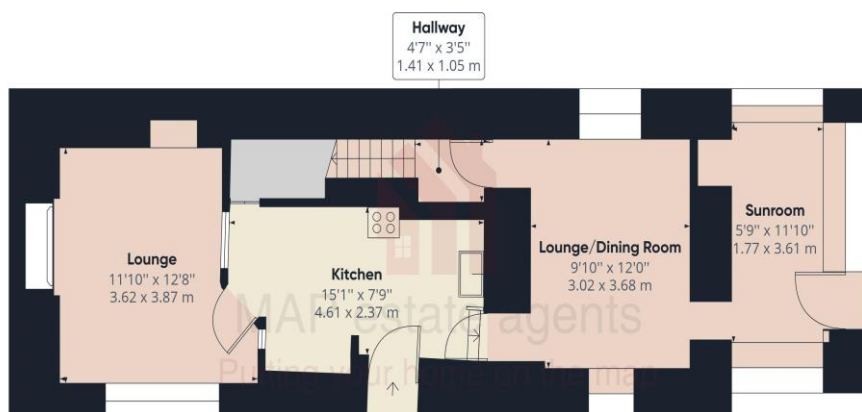
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	14 G	





## MAP's top reasons to view this home

- Semi detached cottage
- Two double size bedrooms
- Lounge with coal effect gas fire
- Second sitting room/dining room
- Sun lounge
- uPVC double glazing (excluding one window)
- Courtyard style garden to side
- Situated on the outskirts of town
- Ideal for first time buyer
- Interactive virtual tour available



Ground Floor



Floor 1

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.