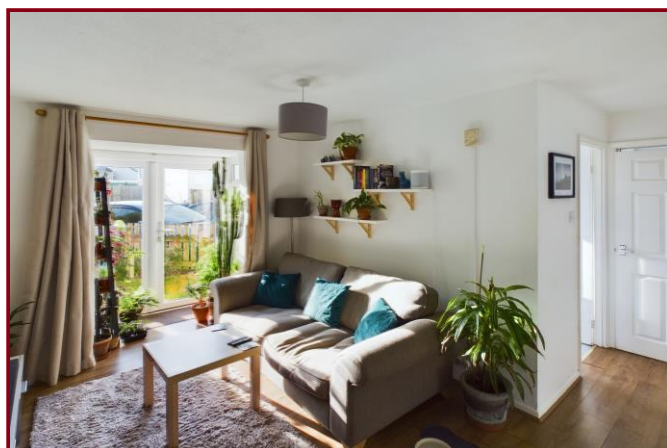




MAP estate agents
Putting your home on the map

**Penrose Court,
Tolvaddon, Camborne**

**£160,000
Freehold**





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Freehold

Property Introduction

An opportunity to purchase this well presented modern home, considered to be an ideal purchase for first time buyers or investors.

Throughout the house offers an electrical heating system complemented by uPVC double glazed windows and doors with the lounge having French doors leading to the garden. In brief the accommodation comprises of an entrance porch giving access to the lounge/diner, kitchen while to the first floor are two bedrooms along with a bathroom.

Externally is a manageable size garden along with an allocated parking space.

Location

Camborne is ideally situated for access to the many popular north coastal surfing beaches such as Portreath, Perranporth and St Agnes with the north coast renowned for its rugged vistas and attractive coastal walks.

Tolvaddon is situated on the outskirts of Camborne with nearby Tehidy woods being a popular destination for walking and accessing the north cliffs.

The city of Truro is approximately fifteen miles distance, this being the main centre in Cornwall for business and commerce and offers a good range of high street multiples as well as a variety of independent shops. Its attractive Georgian architecture and cobbled streets lead to many popular restaurants and is home to the Hall for Cornwall.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Double glazed door to exterior, built in storage cupboard with water tank plus additional storage cupboard. Folding doors giving access into:-

LOUNGE 18' 3" x 9' 4" (5.56m x 2.84m)

Double glazed French doors leading to exterior. Laminated floor, night storage heater. Staircase to first floor with under stair storage cupboard.

KITCHEN 8' 5" x 7' 8" (2.56m x 2.34m)

Double glazed window, single stainless steel sink unit with mixer tap, a range of base and wall mounted storage cupboards. Range of work surfaces, recess for cooker, plumbing for automatic washing machine, part tiled walls.

FIRST FLOOR LANDING

Access to:-

BEDROOM ONE 12' 1" x 8' 6" (3.68m x 2.59m)

Double glazed window, night storage heater, built in wardrobe.

BEDROOM TWO 8' 9" x 8' 7" (2.66m x 2.61m)

Double glazed window, night storage heater.

BATHROOM

Double glazed window, paneled bath with shower tap attachment over and shower screen, low flush wc, pedestal hand wash basin, part tiled walls, extractor fan wall heater.

EXTERIOR

Immediately to the front of the property is an enclosed manageable size lawned garden with picket fencing, while detached from the property is an allocated parking space.

DIRECTIONS

Proceeding along trevenson moor turn left at the roundabout, proceeding to the next roundabout going straight across taking the next turning on the right hand side into Tregarrian road. At the junction turn left where the property is then on the right hand side. If using what three words scan.plant.named

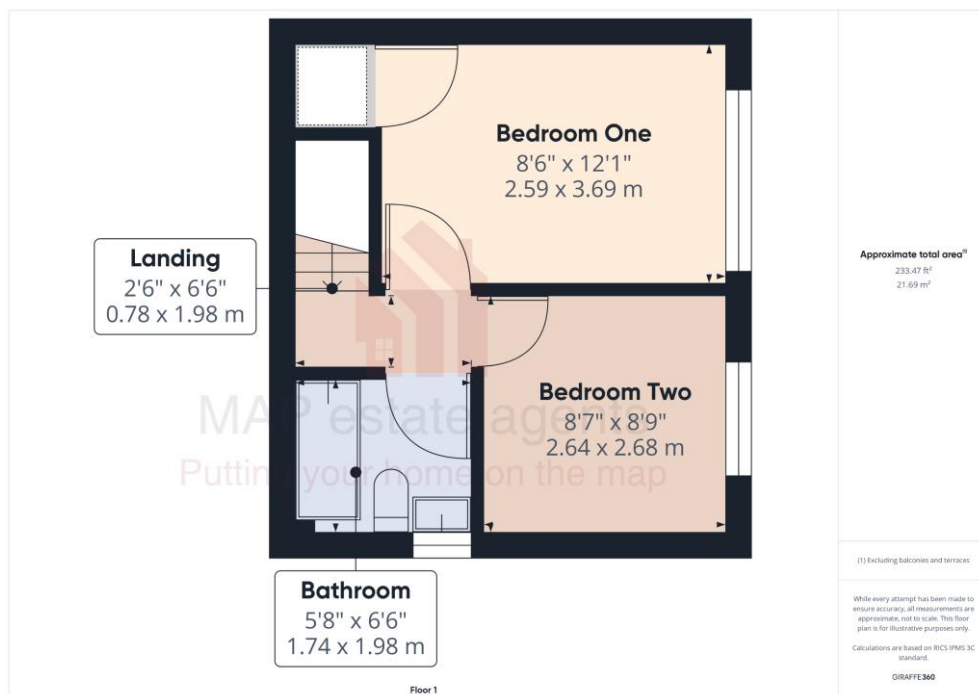
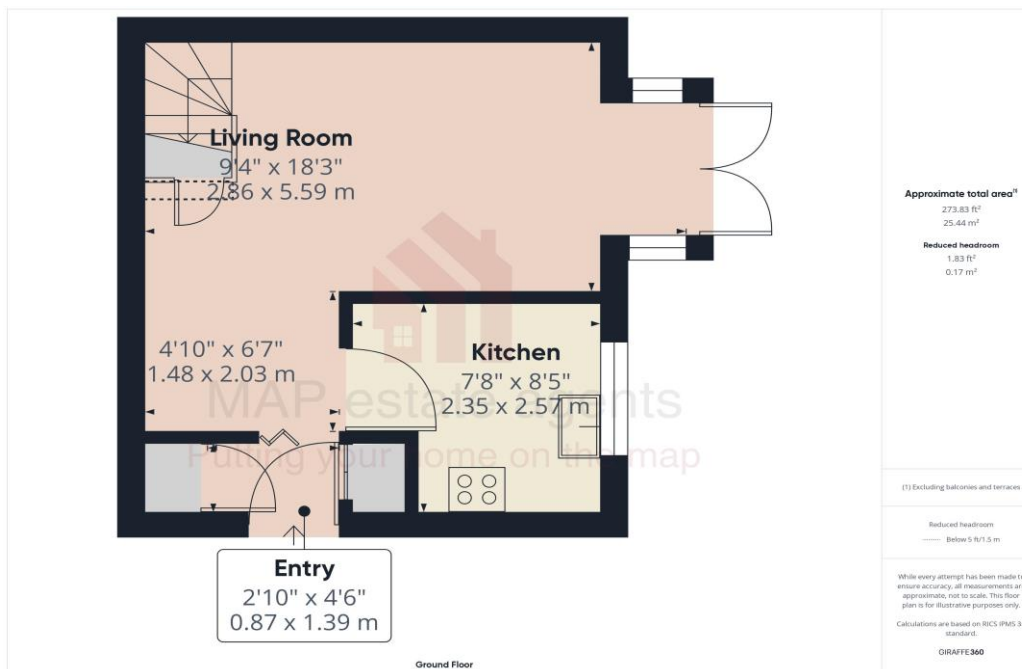


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Ideal first time purchase/investment
- One of four attached properties
- Entrance porch
- Lounge with double glazed doors to garden
- First floor bathroom
- Double glazed windows and doors throughout
- Electric heating system
- Garden
- Allocated parking space
- Edge of town location



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