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**Pendarves Street,
Troon, Camborne**

**£250,000
Freehold**





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Property Introduction

Chi Lowen is a delightful character cottage which is being offered for sale chain free and is located within the heart of the popular village of Troon. Modernised and updated in recent years, there are two double size bedrooms on the first floor. The entrance porch gives access to a full width lounge/dining room with a recessed wood burner. The kitchen/breakfast room has been re-modelled in a contemporary theme with shaker style units and incorporates a central island breakfast bar. The shower room continues the contemporary theme and features a three sided corner shower enclosure, there is uPVC double glazing and heating is provided by a gas fired combination boiler. Set back from Pendarves Street by a large enclosed mainly lawned garden, to the rear is parking for four plus cars, together with a garage/utility and outbuildings. In summary, a superb character property which warrants a closer inspection to be fully appreciated. Viewing our virtual interactive tour is strongly recommended prior to making an appointment to view.

Location

Troon is a popular village close to the major town of Camborne and benefits from a primary school, pharmacy and village shop with post office. In the neighboring village of Beacon one will find a public house and within one and a half miles there is the centre of Camborne which offers a wide range of shops, banks and a mainline railway station with direct links to Truro, London Paddington and the north of England. Access is also available from here onto the A30 trunkroad. Truro, the administrative and cultural centre of Cornwall is within fourteen miles, Portreath on the North coast which is noted for its sandy beach and active harbor is within seven miles and Falmouth which is Cornwall's university town on the south coast is within ten miles.

ACCOMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE PORCH

Enjoying a triple aspect with uPVC double glazed windows and featuring exposed stone to one wall and a slate floor. Wood door to:-

LOUNGE/DINER 20' 10" x 11' 9" (6.35m x 3.58m) maximum measurements

Two uPVC double glazed small pane widows to the front. Focusing on a granite lintel fireplace with a freestanding multi-fuel

stove recessed onto a slate hearth. Inset spotlighting two radiators and recessed shelving. Turning stairs to first floor. Squared archway through to:-

KITCHEN/BREAKFAST ROOM 12' 7" x 12' 0" (3.83m x 3.65m)

uPVC double glazed window to rear and uPVC double glazed door to side. Contemporary in design with a range of shaker style eye level and base units having adjoining roll top edge working surfaces incorporating an inset porcelain one and a half bowl sink unit with mixer tap and featuring a central island breakfast bar with storage beneath. Integrated stainless steel oven with five ring gas hob and cooker hood over and integrated dishwasher. Slate flooring and recessed cupboards. Radiator. Wall mounted Worcester combination gas boiler. Door to:-



SHOWER ROOM

uPVC double glazed window to rear. Re-modeled with a contemporary suite consisting of close coupled WC, vanity wash hand basin and low entry three sided corner shower enclosure with Mira electric shower. Tiled flooring and towel radiator.

FIRST FLOOR LANDING

A central landing with doors opening off to:-

BEDROOM ONE 12' 0" x 9' 7" (3.65m x 2.92m)

uPVC double glazed window to front. Bonnet ceiling and radiator.



BEDROOM TWO 11' 3" x 8' 5" (3.43m x 2.56m)

uPVC double glazed window to front, part bonnet ceiling access to loft space, radiator.



OUTSIDE FRONT

The property is set back from the road by granite walling enclosing a large mainly lawned garden with shrub borders.

REAR GARDEN

Enclosed, gravelled and offers parking for four plus vehicles. There is an external water supply and power supply.

GARAGE/UTILITY 14' 10" x 8' 7" (4.52m x 2.61m)

With an up and over door and having power light and water connected, plumbing for automatic washing machine and tumble drier.

OUTBUILDING

Stone outbuilding used for storage.

AGENTS NOTE

Please be advised the property is band 'A' for council tax.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

DIRECTIONS

From Camborne railway station, proceed up the hill to the village of Beacon, continue through this village and on entering Troon with the convenience store in the centre of the village ahead of you bear right into Pendarves Street where the property will be identified immediately on the right by our for sale board. If using what three words earpiece.slant.briefing



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Stone faced terraced cottage
- Chain free sale
- Two double size bedrooms
- Full width lounge dining room
- Contemporary style kitchen breakfast room
- Remodelled ground floor shower room
- uPVC double glazing and gas central heating
- Large lawned garden to front
- Garage/utility and outbuilding
- Parking for four plus cars

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