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**Fore Street, Troon,
Camborne**

Guide Price £230,000
Freehold





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Property Introduction

This extended cottage offers well presented accommodation arranged over two floors.

The ground floors offers a spacious living room which leads in turn to the fabulous kitchen/diner with doors leading out to the generous rear garden.

At first floor level there are three bedrooms alongside the family bathroom with shower and bath combination. To the front of the property there is a walled token fore garden and to the rear a large lawned garden incorporating a patio.

There is a vehicle right of way to the rear of the property offering potential to create off-road parking, subject to the necessary consents.

All in all, a great family home in a popular village location.

Location

Troon lies on the outskirts of the historic town of Camborne with its mainline Railway Station to London Paddington. The town offers a variety of retail outlets as well as supermarkets and is ideally situated for access to the main A30 trunk road.

Both north and south coasts are within a reasonable distance with their delightful coastal paths accessing quaint coastal villages with their charming cottages and fishing boats. Truro lies approximately thirteen miles distant.

ACCOMMODATION COMPRISES

Double glazed panel door to:-

ENTRANCE HALL

Stairs rising to first floor. Radiator. Door to:-

LIVING ROOM 13' 10" x 11' 9" (4.21m x 3.58m)

Double glazed window to front. Radiator. Television point. Door to:-

KITCHEN/DINER 17' 10" x 13' 1" (5.43m x 3.98m)

Fitted with a matching range of light wood effect wall and base cupboards with hi-gloss roll edge worksurfaces over. Built in stainless steel electric oven and gas hob inset to worksurface with extractor over. Stainless steel single drainer sink unit with mixer

tap over. Space and plumbing for washing machine. Cupboard housing combination boiler. Radiator. Double glazed window to side. Patio doors to the rear garden.

From entrance hall, stairs rising to:-

LANDING

Access hatch to loft space. Smoke alarm. Airing cupboard with slatted shelving and radiator. Doors to:

BEDROOM ONE 13' 0" x 11' 1" (3.96m x 3.38m)

Double glazed window to rear. Radiator.

BATHROOM

Fitted with a modern white suite comprising paneled bath, close coupled w.c. and pedestal wash hand basin. Independent shower with glazed screen housing electric shower unit. Ladder radiator. Obscure double glazed window to rear. Complementary wall tiling.

BEDROOM TWO 11' 10" x 9' 1" (3.60m x 2.77m)

Double glazed window to front. Radiator.

BEDROOM THREE 8' 7" x 5' 9" (2.61m x 1.75m)

Double glazed window to front. Radiator.

OUTSIDE

To the front of the property there is a walled token fore garden which has been stone chipped for ease of maintenance. The rear garden has a patio leading to the generous enclosed lawned garden. Ideal for pets and children. There is a vehicle right of way to the rear garden offering potential to create off road parking, subject to the necessary consents.

SERVICES

Mains water, electricity, drainage and gas.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

On entering Troon the property will be seen on the left hand side just before the chemist shop on the right. If using What3words disbanded.wiggly.doing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Extended cottage
- Three bedrooms
- Fabulous kitchen/diner
- Large rear garden
- Village location
- Gas central heating
- Double glazing
- Well presented accommodation
- Ideal family home
- Potential for off-road parking to rear



Ground Floor

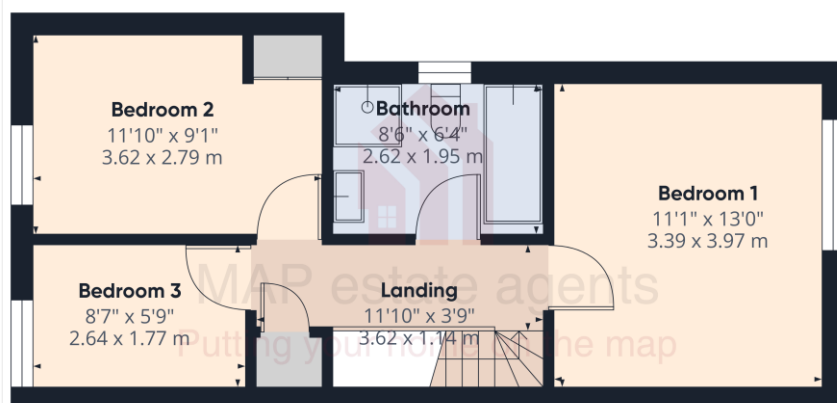
Approximate total area⁽¹⁾
446.7 ft²
41.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾
419.37 ft²
38.96 m²

(1) Excluding balconies and terraces

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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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

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