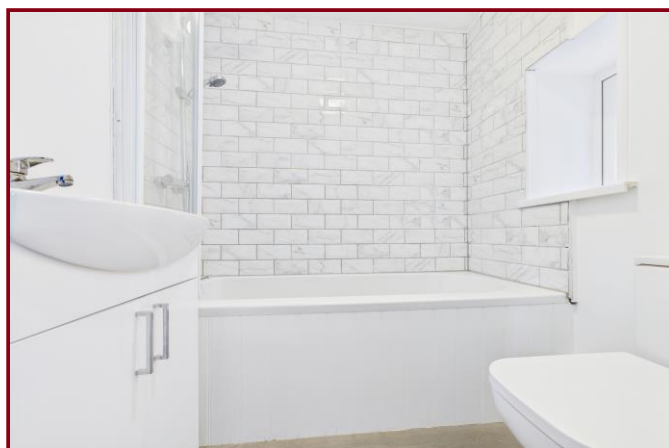




MAP estate agents
Putting your home on the map

**Newton Road,
Troon, Camborne**

**£225,000
Freehold**





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Property Introduction

Recently updated and modernised, this semi-detached cottage which is ideal as a first home, is being offered for sale with no onward chain.

Internally there are two bedrooms on the first floor, on the ground floor one will find a lounge with feature fire surround, a remodelled kitchen/dining room and a refitted bathroom.

The property has uPVC double glazed windows and there is gas fired central heating. The cottage is set back from the road by a dwarf wall and small lawned garden, to the rear is a generous garden with patio and mature hedging which is largely lawned and borders farmland.

The cottage was modernised in 2025 and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The centre of the village of Beacon is within three quarters of a mile and here one will find a late-night convenience store and Public House. Camborne the nearest major town has local and national shopping outlets, a mainline Railway Station which connects with London Paddington and the north of England and senior schooling. Junior schooling is available in Camborne and also in nearby village of Troon.

There are major retail outlets at Pool which is three and a half miles distant and the A30 is within a similar distance. Within easy commutes are the university town of Falmouth on the south coast and the city of Truro, which is the commercial and cultural centre of Cornwall.

ACCOMMODATION COMPRISES

Composite door opening to:-

HALLWAY

Stairs to the first floor incorporating an understairs storage cupboard. Attractive tiled floor and doors opening off to:-

LOUNGE 12' 9" x 12' 6" (3.88m x 3.81m) maximum measurements into recesses

uPVC double glazed window to the front. Focusing on a wood fire surround with cast iron back and slate hearth and featuring two alcoves to either side with half height cupboards. Open beamed ceiling, laminate flooring and radiator.

KITCHEN/DINING ROOM 12' 0" x 9' 6" (3.65m x 2.89m)

uPVC double glazed French doors opening on to the rear. Remodelled with a range of eye level and base light grey gloss finished units with adjoining roll top edge working surfaces incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in stainless steel oven with four ring gas hob and with stainless steel and glass cooker hood over, space and plumbing for an automatic washing machine and extensive ceramic tiled splashbacks. Inset spotlighting, laminate flooring and radiator. Door to:-

REAR VESTIBULE 5' 9" x 3' 5" (1.75m x 1.04m)

Part single glazed door to the rear. Wall mounted 'iQE' combination gas boiler and laminate flooring. Door to:-

BATHROOM

uPVC double glazed window to side. Refitted with a contemporary style suite consisting of close coupled WC, vanity wash hand basin and panelled bath with plumbed rain head shower over. Extensive ceramic tiling to walls, laminate flooring and radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the rear incorporating a deep slate sill. Panelled doors open off to:-

BEDROOM ONE 12' 6" x 10' 0" (3.81m x 3.05m)

uPVC double glazed window to the front enjoying a rural outlook. Radiator.

BEDROOM TWO 9' 3" x 5' 0" (2.82m x 1.52m) L-shaped, plus recess

uPVC double glazed window to the front again enjoying a rural outlook. Over stairs storage cupboard and radiator.

OUTSIDE FRONT

To the front there is a small enclosed lawned garden and storage box.

REAR GARDEN

The rear garden is enclosed, of a generous size and features a patio with the remainder of the garden being largely lawned and partially divided by mature shrubs. At the bottom of the garden there is a polytunnel and the boundary wall at the rear borders farmland. The pedestrian access leading out to the side is shared with the neighbouring property.

SERVICES

The property benefits from mains metered water, mains electric, mains gas and mains drainage.

AGENT'S NOTE

Please be advised the property is band 'A' for Council Tax purposes.

DIRECTIONS

From Camborne Railway Station car park turn right into Trevu Road and continue towards the village of Beacon, driving through Beacon passing a cemetery on the left hand side, the property will be identified on the right hand side by our For Sale board. If using What3words:- purse.guideline.recapture



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	61	
(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

- Modernised and updated cottage
- Chain free sale
- Ideal first time purchase
- Two bedrooms
- Lounge with feature fireplace
- Refitted kitchen/dining room
- Re-styled bathroom
- uPVC double glazing
- Gas central heating
- Large garden to rear

Rear Vestibule
3'5" x 5'9"
1.07 x 1.77 m

Bathroom
5'4" x 5'7"
1.64 x 1.71 m

Lounge
12'6" x 12'9"
3.81 x 3.89 m

Kitchen Dining Room
9'6" x 12'0"
2.90 x 3.67 m

Hallway

12'5" x 4'10"
3.80 x 1.49 m

Approximate total area**
393 ft²
36.4 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 (PMS) 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS (PMS) 3C.

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Ground Floor

Bedroom One
12'6" x 10'0"
3.81 x 3.06 m

Bedroom Two
9'3" x 5'0"
2.83 x 1.52 m

Landing
2'9" x 5'4"
0.86 x 1.64 m

Approximate total area**
213 ft²
19.8 m²

(1) Excluding balconies and terraces

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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

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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