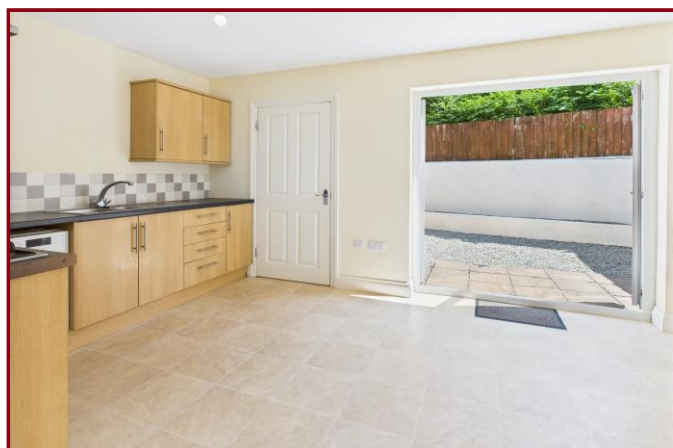




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Putting your home on the map

**Primitive Hill,
Tuckingmill, Camborne**

**Guide Price £210,000
Freehold**





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Property Introduction

A well presented, spacious three bedroom family home with allocated parking for two cars. This modern home is situated on an elevated position at the top of a private road, located just outside of Camborne and Pool.

The property is presented in good order and offers a spacious ground floor living area with double doors leading to a fitted kitchen/dining room. The kitchen is complete with a range of wall and base units as well as a built-in electric oven and spaces for white goods. Located on the first floor you will find a spacious principal bedroom, two further bedrooms and a fitted family bathroom.

To the outside the property benefits from a private rear garden laid with gravel and a fully enclosed front garden with gravel and a garden shed.

Location

The property is tucked away at the top of a nice quiet road, providing easy access to all the amenities of Camborne and Pool. Situated within quick access to the main A30 trunk road linking the area to West Cornwall and Truro. Godrevy, Gwithian and Portreath beaches plus Tehidy Country Park are only minutes away and provide great locations for family days out.

Camborne itself boasts a number of schools for all ages and access to the main line Railway station with daily services across Cornwall and to London Paddington.

ACCOMMODATION COMPRISES

uPVC double glazed entrance door to:-

LOUNGE 13' 7" x 11' 2" (4.14m x 3.40m) maximum measurements

uPVC double glazed window to front. Radiator. Understairs cupboard. Carpeted flooring. Doors through to:-

KITCHEN/DINER 14' 10" x 9' 8" (4.52m x 2.94m)

Range of wall and base units with roll edge working surfaces. Stainless steel electric built-in oven with gas inset hob above and chimney stainless steel style cooker hood over. One and a half

bowl stainless steel inset sink with mixer taps. Washer/dryer. Space for fridge/freezer. Radiator. Double glazed patio doors to rear garden. Vinyl floor. Door to:-

CLOAKROOM/WC

Wall mounted wash hand basin and low level WC. uPVC double glazed window to the rear. Wall mounted central heating gas combination boiler.

FIRST FLOOR LANDING

Doors off to all bedrooms and bathroom. Radiator. Carpeted flooring. uPVC double glazed window to the side.

BEDROOM ONE 13' 0" x 8' 2" (3.96m x 2.49m) maximum measurements

uPVC double glazed window to the rear. Radiator. Access to the loft. Carpeted flooring.

BEDROOM TWO 10' 4" x 7' 0" (3.15m x 2.13m)

uPVC double glazed window to the front. Radiator. Carpeted flooring.

BEDROOM THREE 7' 3" x 7' 1" (2.21m x 2.16m)

uPVC double glazed window to the front. Radiator. Carpeted flooring.

BATHROOM

Panelled bath with mixer taps, shower attachment, tiled splash backs and folding side shower screen, low level WC and pedestal wash hand basin. Towel rail style radiator. uPVC double glazed window to the rear. Vinyl floor covering.

OUTSIDE FRONT

The property is approached with two off-road parking spaces and a gateway leading to the front garden. Slabbed pathway up to the front door. The front garden is laid to gravel for ease of maintenance. Low block-built wall. Access around to the side then leads further on to the rear garden

REAR GARDEN

Enclosed by walling and fencing. Gravel chipped and patio slabbed for ease of maintenance.

AGENT'S NOTES

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

SERVICES

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

DIRECTIONS

From the junction at the top of Tuckingmill Hill, head towards Camborne and at the bottom of the hill, turn left into Chapel Road and with 'Warriors' discount store on your right-hand side, take the next turning left and then turn left again into Maynes Row where the property will be identified on the right-hand side. If using What3words: estimates.nuptials.litigate

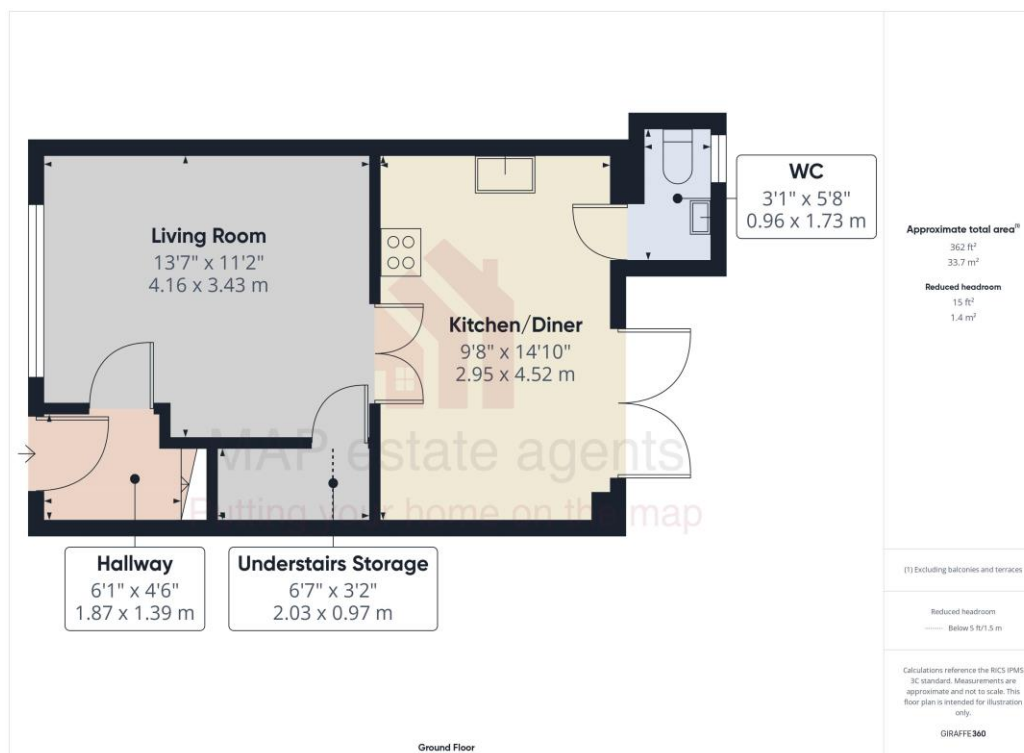


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached house
- 13' Lounge
- Kitchen/diner
- Cloakroom
- Three bedrooms
- Bathroom
- Enclosed front and rear garden
- Two parking spaces
- Gas central heating
- Chain free sale



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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