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**Pendarves Street,
Tuckingmill, Camborne**

**Guide Price £250,000
Freehold**





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Property Introduction

A deceptively spacious cottage with the added bonus of a double detached garage set in an enclosed rear garden.

The property has three good sized reception rooms in addition to a fitted kitchen and a separate utility room. There are four bedrooms and a bathroom upstairs.

To the outside rear of the property there are two outbuildings which could provide either additional storage or a useful hobby space. The garden is enclosed with the garage being located at the end of this.

Location

The property is within three quarters of a mile of the centre of Camborne and less than a quarter of a mile from the A30, out of town shopping outlets located on the outskirts of Pool are also nearby. Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living, there is a mix of national and local shopping outlets, banks, a Post Office together with a main line Railway Station which connects with London Paddington and the north of England.

Truro, the administrative and cultural heart of Cornwall, is within thirteen miles and the north coast at Portreath is within five miles. Falmouth on the south coast, which is Cornwall's university town is within fifteen miles.

ACCOMMODATION COMPRISES

Door opening to:-

ENTRANCE VESTIBULE

Internal door opening to:-

HALLWAY

Doors off to ground floor accommodation and stairs to first floor.

LOUNGE 11' 8" x 11' 2" (3.55m x 3.40m) maximum measurements

Double glazed window to front aspect, radiator and coved ceilings.

RECEPTION ROOM TWO 10' 0" x 9' 7" (3.05m x 2.92m)

Wooden window to rear with window seat. Radiator, built-in storage and coved ceilings.

KITCHEN 13' 5" x 13' 5" (4.09m x 4.09m) L-shaped, maximum measurements

Range of base units with roll top edge work surfaces incorporating a stainless steel sink with taps. Space for dishwasher. Space for fridge/freezer. Open to:-

DINING ROOM/RECEPTION ROOM THREE 13' 6" x 12' 5" (4.11m x 3.78m) maximum measurements

Two double glazed windows to front aspect. Radiator and coved ceiling.

UTILITY/SHOWER ROOM 9' 4" x 4' 9" (2.84m x 1.45m)

Space for washing machine/tumble dryer. Low level WC, pedestal wash hand basin and enclosed shower. Wooden window to side aspect.

FIRST FLOOR LANDING

Window to side. Doors off to:-

BEDROOM ONE 12' 8" x 12' 4" (3.86m x 3.76m)

Double glazed window to front. Radiator. Coved ceiling.

BEDROOM TWO 11' 4" x 9' 9" (3.45m x 2.97m)

Two double glazed window to front aspect. Radiator. Coved ceilings.

BEDROOM THREE 12' 7" x 9' 10" (3.83m x 2.99m) maximum measurements

Two Velux windows. Radiator. Coved ceiling. Integral internal obscure glazed window to side.

BEDROOM FOUR 8' 3" x 6' 9" (2.51m x 2.06m)

Double glazed window to front aspect. Coved ceiling.

BATHROOM

Obscure double glazed window to rear. Low level WC, pedestal wash hand basin and panelled bath. Boiler.

OUTSIDE

To the rear of the property there is an enclosed rear garden which has two workshops and al patio with the garden beyond mainly being laid to lawn with a gate leading to access to garage and parking space.

WORKSHOP ONE 9' 2" x 4' 8" (2.79m x 1.42m)

Wooden window to side aspect.

WORKSHOP TWO 9' 0" x 4' 7" (2.74m x 1.40m)

Wooden window to side aspect.

GARAGE 18' 1" x 15' 11" (5.51m x 4.85m)

Double doors to front of garage.

SERVICES

Mains water, mains electric with owned solar panels, mains gas and mains drainage.

AGENT'S NOTES

The Council Tax band for the property is band 'B'. At the front and back roof solar panels are owned/feed in tariff for electricity (Photovoltaics conversion of light into electricity)

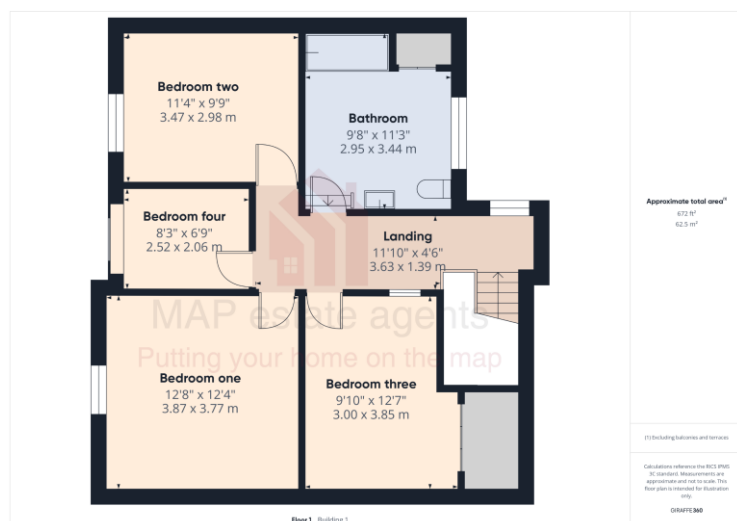


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	77	82
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Four bedrooms
- Three reception rooms
- Generous size kitchen/diner
- Ground floor shower room
- Family bathroom
- Two workshops
- Double garage
- Enclosed rear garden
- Close to amenities
- Gas central heating, double glazing



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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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