



Trease, Pendeen TR19

£210,000



ANDREW
EXELBY
ESTATE AGENTS

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With spacious and bright rooms throughout, this three bedroom home in a very peaceful part of Pendeen is blessed with lots of practical built-in storage and a versatile rear garden with access to the road behind and potential to create off street parking, subject to any necessary consents.





DESCRIPTION

In a popular terrace of more modern properties in Pendeen, is this deceptively spacious three bedroom family home with a good size rear garden. Off the entrance hallway downstairs is a kitchen, downstairs WC and a bright sitting room with double doors through to a dining area that exits out to the patio.

Upstairs, off a very spacious landing are three good-size bedrooms; two good doubles, one with built-in storage, and a family bathroom. The house would benefit from cosmetic updating and some modernisation, but has uPVC double glazing throughout and represents a great opportunity.

Please note: there is a nearby garage available to the purchaser at an additional cost.

LOCATION

Pendeen is a fantastic village with a strong community spirit and much to offer residents. The area has a strong history linked to mining and is in the Cornish Mining World Heritage Site. The village offers a convenience shop, several pubs, a primary school, and various eateries within easy reach.

There is also the Centre of Pendeen; a brilliant resource that is well-used by locals for activities, markets, and festivities. Pendeen is a short walk to the rugged and wild West Cornwall coast.

ENTRANCE HALLWAY

5.14m x 1.51m (16'10" x 4'11")

uPVC double glazed door leads in to hallway



DOWNSTAIRS WC

1.69m x 0.89m (5'6" x 2'11")

Low-level WC and wash basin with tiled surrounds. uPVC double glazed window. Tiled floor.

SITTING ROOM

4.58m x 3.77m (15'0" x 12'4")

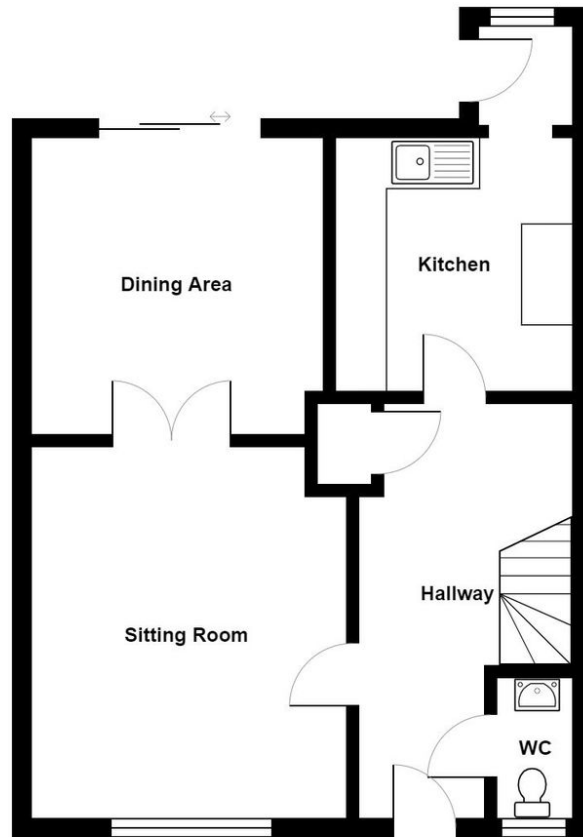
Good size sitting room with large upvc double glazed picture window. Carpet. Two electric radiators. Double doors lead through to:

DINING AREA

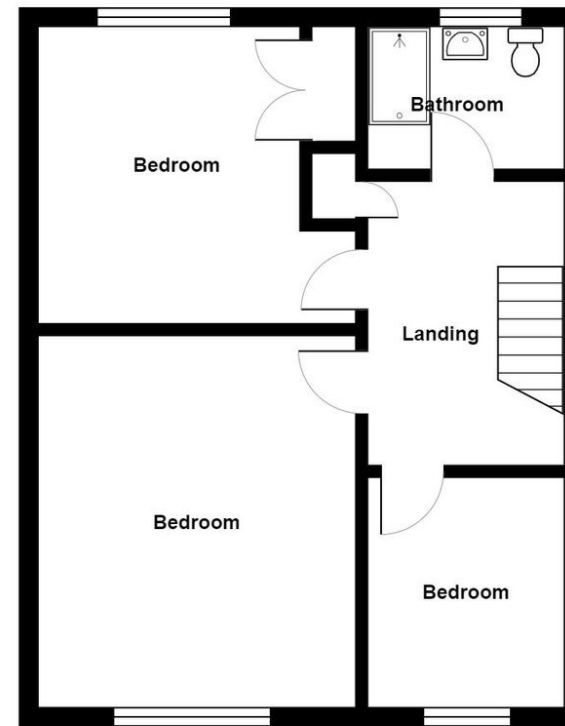
2.95m x 3.01m (9'8" x 9'10")

Dining area with serving hatch to kitchen. Sliding upvc double glazed patio doors out to garden. Laminate floor. Electric heater.





Ground Floor



First Floor

All measurements are approximate and for display purposes only



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