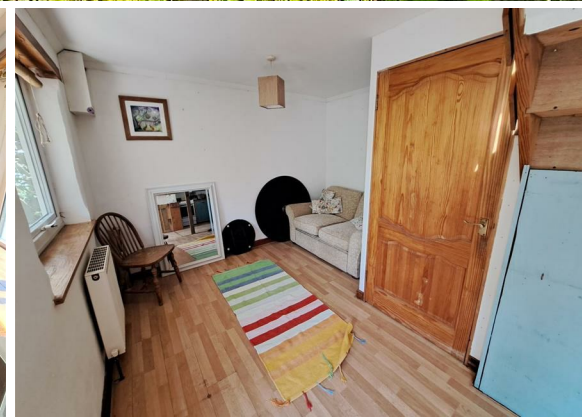
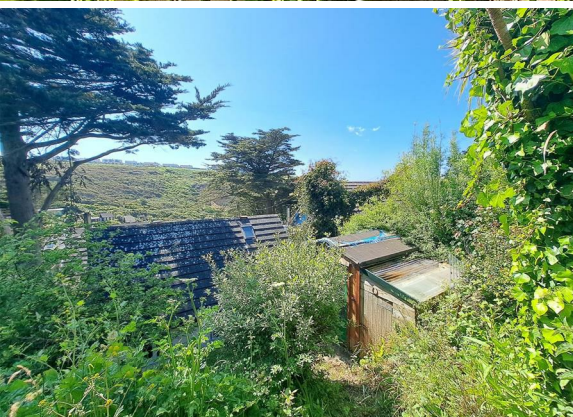




Tregoyne
Porthtowan
Truro
TR4 8FE

Asking Price £205,000 -
Freehold

- DETACHED CHALET STYLE HOME
- HILLSIDE LOCATION
- NEAR PORTHTOWAN BEACH
 - PRIVATE PLOT
 - ONE BEDROOM WITH ENSUITE
 - NO ONWARD CHAIN



Tenure - Freehold

Council Tax Band - A

Floor Area - 512.70 sq ft



1



1



1



F24

Property Description

Set within the hillside just a few hundred yards away from the beach and village amenities of Porthtowan, is this detached one bedroom property offered for sale with no onward chain. The accommodation briefly comprises an open plan kitchen, living room and dining area, downstairs W.C, one double bedroom and en-suite bathroom. The home sits in a mature secluded plot and has the benefit of allocated parking for one car, LPG gas central heating and double glazing. The home offers a great opportunity for first time buyers or potential for a holiday let.

Accommodation In Detail

(All measurements are approximate)

Entrance

Open decked canopy porch, obscure double glazed door into:

Open plan Living/kitchen/Diner

20'11" > 12'6" x 15'2" m

Dual aspect double glazed windows, wood effect laminate flooring, two radiators multi fuel stove, Kitchen with range of units, stainless steel sink with mixer tap and drainer, wall mounted combination boiler, spaces for fridge, washing machine and oven, stairs to first floor with cloak room below.

Cloak Room

WC, hand basin, extractor fan.

First Floor

Bedroom

13'9" x 12'4"

Wood effect laminate flooring, radiator Velux window and double glazed window, eaves storage space, door into:

Ensuite

A three piece bathroom suite comprising bath with shower over, WC and hand basin, Velux window, radiator.

Outside

The property is set in the hillside in a secluded, enclosed and mature plot. Approached through a pedestrian gate, pathways to either side lead to a private garden, predominantly laid to lawn with tree lined borders. There is a wood store, storage shed, summer house and the added benefit of allocated parking for one car.

Services

Mains electricity, water, drainage and LPG gas (however we have not verified connections)

Council Tax Band A

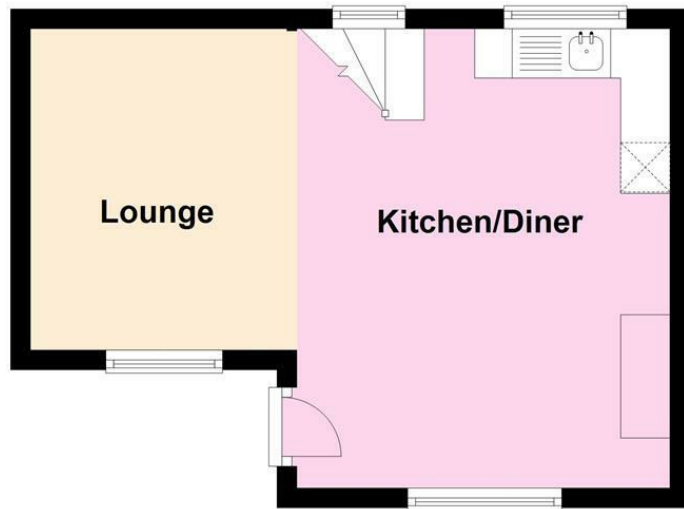
Agents Note

There is an annual maintenance fee which includes water charges of £813.07 for the upkeep of communal areas



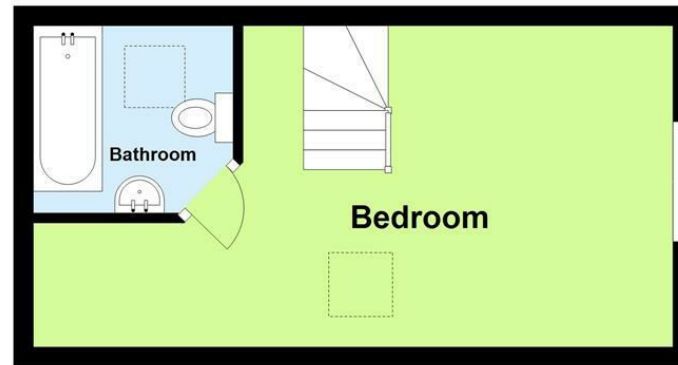
Ground Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



First Floor

Approx. 21.2 sq. metres (227.8 sq. feet)



Total area: approx. 47.6 sq. metres (512.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Contact Us

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Valuation Request

