



Treberran Gardens Tolvaddon Camborne

Asking Price £165,000

- ATTENTION INVESTORS
- LONG TERM TENANT IN SITU (OVER 15 YEARS!)
- TWO DOUBLE BEDROOMS
- GARAGE
- POPULAR RESIDENTIAL LOCATION
- DOUBLE GLAZED THROUGHOUT
- END OF TERRACE
- Annual income of £7385



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 645.84 sq ft



PROPERTY DESCRIPTION

Available for investors to purchase with a long term tenant in place (15 years!) is this end of terrace, two bedroomed property situated within the popular residential development of Tolvaddon. Internally the accommodation comprises of an entrance porch, lounge, kitchen/diner, two bedrooms and a family bathroom. Externally there are generous sized gardens to the front and rear, along with a single width garage in a nearby block.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

uPVC double glazed door leading into:

ENTRANCE PORCH

Double glazed to sides. Tiled floor. Doorway leading into:

LIVING ROOM

14'2" x 14'1" (4.33m x 4.31m)

uPVC window overlooking the front elevation, gas fire within surround, pendant light fitting, night storage heater, doorway leading into:

KITCHEN/DINER

14'1" x 8'5" (4.31m x 2.57m)

Wall and base units with work surfaces over, stainless steel sink and drainer, ceiling light, space for an electric oven, panelled splashback, space for dining table, uPVC window overlooking rear elevation and a uPVC door leading out to the garden.

STAIRS TO THE FIRST FLOOR

FIRST FLOOR LANDING

Access to the loft hatch, pendant light fitting and doors to all rooms.

BEDROOM ONE

10'7" x 11'1" (3.25m x 3.38m)

Two uPVC windows overlooking the front elevation and pendant light fitting.

BEDROOM TWO

9'5" x 7'5" (2.89m x 2.28m)

uPVC window overlooking the rear elevation, pendant light fitting and wardrobe.

FAMILY BATHROOM

6'1" x 2'10" (1.87m x 0.87m)

Low level W/C, panelled bath, sink basin with pedestal, tiled surround, ceiling light, uPVC window overlooking the rear elevation.

OUTSIDE SPACE

The property is approached through a pedestrian gate into a lawned front garden intersected by a pathway with mature hedged borders.

The rear is fully enclosed and generous in size. It includes a patio area which is perfect for alfresco dining, along with a garden gate to provide rear access.

GARAGE

There is a single width garage located within a nearby block.

MATERIAL INFORMATION

Verified Material Information

Asking price: Sale by tender £170,000

Council tax band: A

Council tax annual charge: £1480.92 a year (£123.41 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms



Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Double glazing and Night storage

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage En Bloc

Building safety issues: No

Restrictions - Listed Building: No

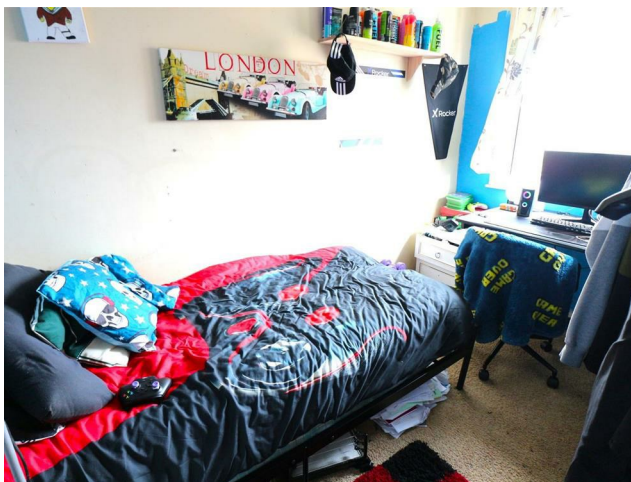
Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No





Treberran Gardens, Tolvaddon, Camborne, TR14 0HB

Planning permission issues: No

Accessibility and adaptations: None

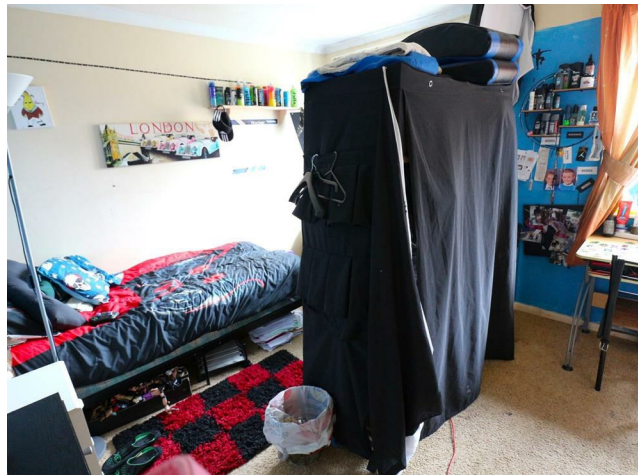
Coal mining area: No

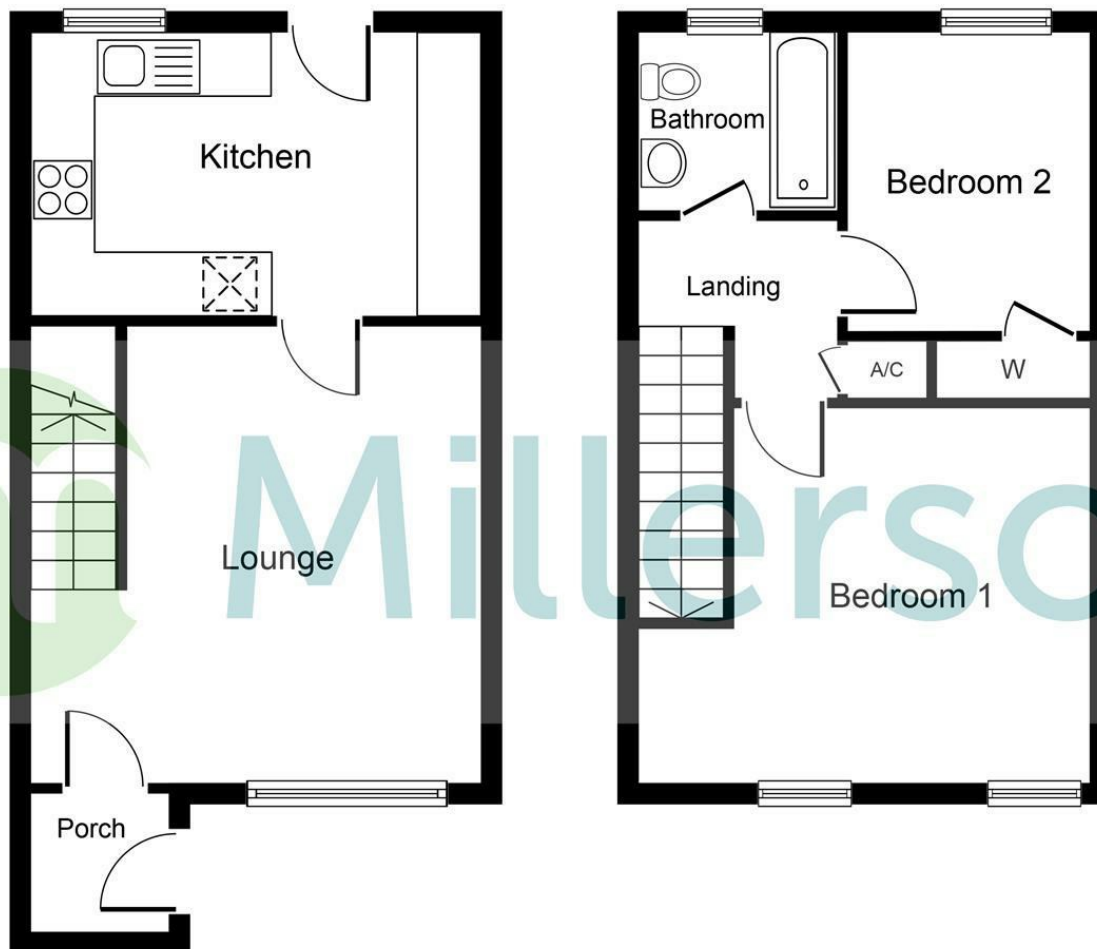
Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

