



Edward Street
Tuckingmill
Camborne
TR14 8NZ
Offers Over £135,000

- MID TERRACED COTTAGE
- NO ONWARD CHAIN
- TWO BEDROOMS
- LOUNGE WITH WOOD BURNER
- KITCHEN/DINER
- BATHROOM
- HARDSTANDING PATIO
- DOUBLE GLAZING
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 581.10 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this mid terraced cottage, perfectly suited to first time buyers. The property comprises a lounge with wood burning stove, kitchen/diner, ground floor bathroom and two bedrooms. Outside, there is an enclosed courtyard which is predominantly owned by the neighbouring property. However, there is a pedestrian right of access to the rear shed and rear pedestrian gate across this courtyard. In addition to this space there is a private hard standing patio suitable for a table and chairs, potted plants etc. Conveniently situated for access to the A30, schools, local retail and leisure facilities and just a short drive to the North Coast.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

LOUNGE

13'9" x 9'0" (4.21m x 2.75m)

Feature fireplace with wood burning stove, double glazed window, Modern 'Farho' electric eater, archway into:

KITCHEN/DINER

13'8" x 10'6" plus stairs (4.19m x 3.22m plus stairs)

A range of matching base and wall units, with stone effect work surfaces, stainless steel sink with mixer tap and drainer, spaces for white goods and oven, exposed granite lintel with under lighting, exposed beams, tiled floor, stairs to first floor with space below, modern 'Farho' electric radiator, double glazed window, obscure double glazed door to rear garden, door to bathroom.

BATHROOM

A three piece bathroom suite comprising bath with shower over and tiled surround, hand basin and W.C, obscure double glazed window, half panelled walls.

FIRST FLOOR

BEDROOM ONE

13'9" > 7'10" x 9'0" > 5'7" (4.21m > 2.39m x 2.76m > 1.72m)

Two double glazed windows, electric heater.

BEDROOM TWO

11'1" x 8'8" (3.39m x 2.66m)

Double glazed window, electric heater, built-in over stair cupboard, additional cupboard housing immersion water heater.

OUTSIDE

Outside, there is an enclosed courtyard which is predominantly owned by the neighbouring property. However, there is a pedestrian right of access to the rear shed and rear pedestrian gate across this courtyard. In addition to this space there is a private hard standing patio suitable for a table and chairs, potted plants etc.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 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: Room heaters only

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

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: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: F

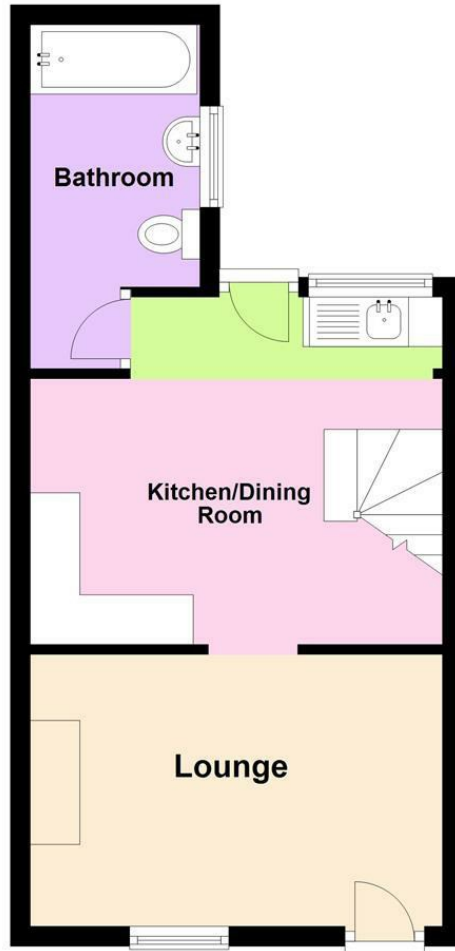
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



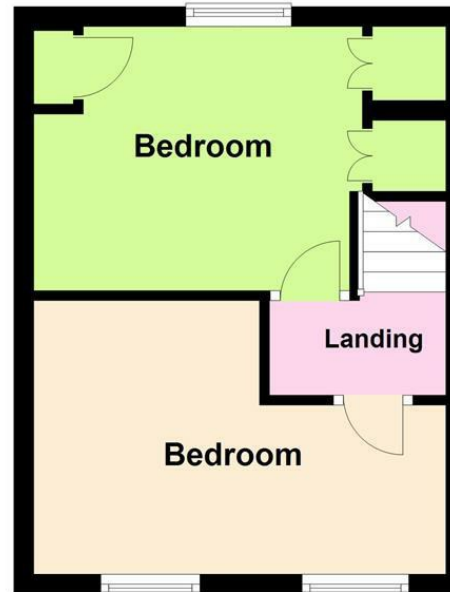
Ground Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.9 sq. feet)



Total area: approx. 54.0 sq. metres (581.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		31	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us

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