



Tregarrian Road
Tolvaddon
TR14 0HD

Price Guide £190,000

- CHAIN FREE!
- WELL PRESENTED
- PERFECT FIRST PURCHASE
- GREAT INVESTMENT BUY
- GARAGE
- POPULAR RESIDENTIAL DEVELOPMENT
- TWO GOOD SIZED BEDROOMS



Tenure - Freehold

Council Tax Band - A

Floor Area - 764.24 sq ft



Attention first time buyers and investors alike! Millerson are delighted to present this well maintained, CHAIN FREE, two bedroomed property situated within the popular residential development of Tolvaddon. The accommodation briefly comprises an entrance porch, lounge, kitchen/diner, two double bedrooms and a family bathroom. Externally there are delightful and enclosed gardens to both the front and rear, along with a garage which has electric points and lighting.

Accommodation in detail

All measurements are approximate.

Entrance

uPVC obscure glazed door leading into:

Entrance porch

A convenient entrance porch with enough space for hanging coats and shoe storage. Downlighting. Cupboard housing the electrics. uPVC window overlooking the front elevation. Door leading into:

Lounge

14'1" x 13'10" (4.3m x 4.24m)

A spacious and bright lounge with a large uPVC window overlooking the front elevation. Stairs to the first floor. Electric heater. Pendant light fitting. Carpet. Large under stairs cupboard. TV point. Door leading into:

Kitchen

13'10" x 8'9" (4.24m x 2.67m)

A range of solid wood wall and base units with granite effect work surfaces over. The current sellers have added further cupboard space which could be easily removed so a dining table could be added instead. Stainless steel sink with drainer. Integrated hob. Integrated eye level oven. Overhead extractor hood. Plumbing and space for a washing machine. uPVC window overlooking the rear elevation. uPVC door leading out into the rear garden. Pendant light fitting.

Stairs to first floor

First floor landing

Doors to all rooms. Pendant light fitting. Access to the loft hatch. Cupboard housing the immersion tank.

Bedroom one

13'11" x 10'11" (4.25m x 3.35m)

A particularly spacious and larger than most main bedroom boasting a large built in wardrobe. Electric radiator. Pendant light fitting. uPVC windows overlooking the front elevation.

Bedroom two

9'6" x 7'5" (2.91m x 2.28m)

Built in wardrobe. Pendant light fitting. Electric radiator. uPVC window overlooking the rear elevation.

Bathroom

A matching three piece suite bathroom comprising of a low level w/c, sink basin with pedestal, white panelled bath with stainless steel taps and electric "mira" overhead shower. Tiled surround. Glass shower screen. uPVC window overlooking the rear elevation. Ceiling light fitting.

Outside space

The property is approached via a wooden pedestrian gate which leads to the front porch. Either side of the path there is delightful mature shrubbery and a decorative gravelled feature - all of which gives the property real kerb appeal.

The rear garden is mainly laid with stone chipping for a low maintenance but aesthetically pleasing look. Enclosed by wooden fencing to either side with a tall pedestrian gate to the rear this space offers privacy and safety.

Garage

16'6" x 8'6" (5.03m x 2.6m)

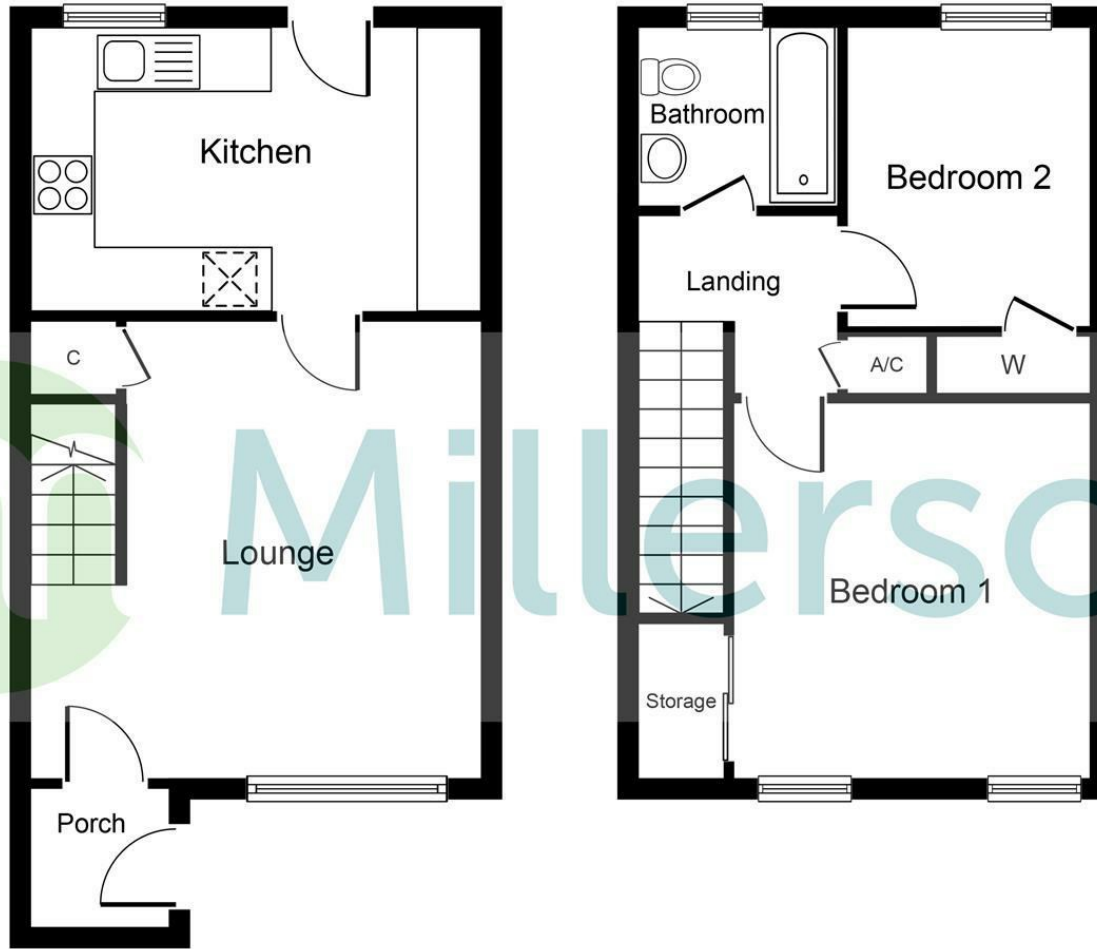
There is a single width garage which offers vehicular access through an "up and over" door, or access via a pedestrian door in the rear garden. The garage has electric points and lighting.





Tregarrian Road, Tolvaddon, TR14 0HD





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			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	