



Polgine Lane

Troon

Camborne

TR14 9DY

Asking Price £270,000

- BRAND NEW SEMI DETACHED HOUSE
  - SOLAR PANELS AND ELECTRIC CAR CHARGER
  - THREE BEDROOMS
  - KITCHEN/DINING ROOM
- LOUNGE WITH PATIO DOORS
  - GAS CENTRAL HEATING
  - VILLAGE LOCATION
    - DRIVEWAY
  - NO ONWARD CHAIN



 **Millerson**  
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Tenure - Freehold

Council Tax Band - New  
Build

Floor Area - 962.00 sq ft



### PROPERTY DESCRIPTION

A fantastic opportunity to purchase one of two brand new semi detached houses, situated on the popular village of Troon. Nearing completion, the properties boast solar panels, electric car charging point, gas central heating, 10 year Build Zone Warranties and accommodation comprising an entrance porch, cloak room, inner hall, kitchen/dining room, large lounge, three bedrooms and bathroom. Driveways to the front provide off road parking whilst the rear gardens are enclosed with a lawn finish. Perfect for first time buyers or a growing family.

### ACCOMMODATION IN DETAIL

All measurements are approximate)

#### ENTRANCE

Obscure double glazed door into:

#### ENTRANCE PORCH

Doors to cloak room and and opening to inner hallway.

#### CLOAK ROOM

W.C and hand basin, radiator, obscure double glazed window.

#### HALLWAY

Stairs to first floor, radiator, doors to living room and kitchen.

#### KITCHEN/DINING ROOM

12'5" x 12'0" (3.81m x 3.68m )

A brand new white gloss kitchen with wood effect work surfaces, integrated oven, hob and extractor, spaces for washing machine and fridge freezer, dining space, double glazed window, inset lighting.

#### LOUNGE

19'5" x 11'0" (5.94m x 3.36m )

A good sized living space with double glazed window and patio doors to rear garden, radiator, inset lighting.

#### FIRST FLOOR

#### LANDING

Double glazed window, doors to bedrooms and bathroom.

### BEDROOM ONE

12'2" x 11'0" (3.71m x 3.36m )

Double glazed window, radiator, wardrobe recess.

### BEDROOM TWO

9'11" x 9'10" (3.03m x 3.01m)

Double glazed window, radiator.

### BEDROOM THREE

9'2" x 9'0" (2.8m x 2.76m )

Double glazed window, radiator.

### BATHROOM

A brand new bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin with tiled splash back, chrome effect heated towel rail, aring cupboard housing combination boiler.

### OUTSIDE

The property is approached over a driveway which will be a Tarmac finish with an electric car charging point and pedestrian side access into the rear. The rear enjoys a level, enclosed garden which will be finished to lawn.

### MATERIAL INFORMATION

council tax band: tbc

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

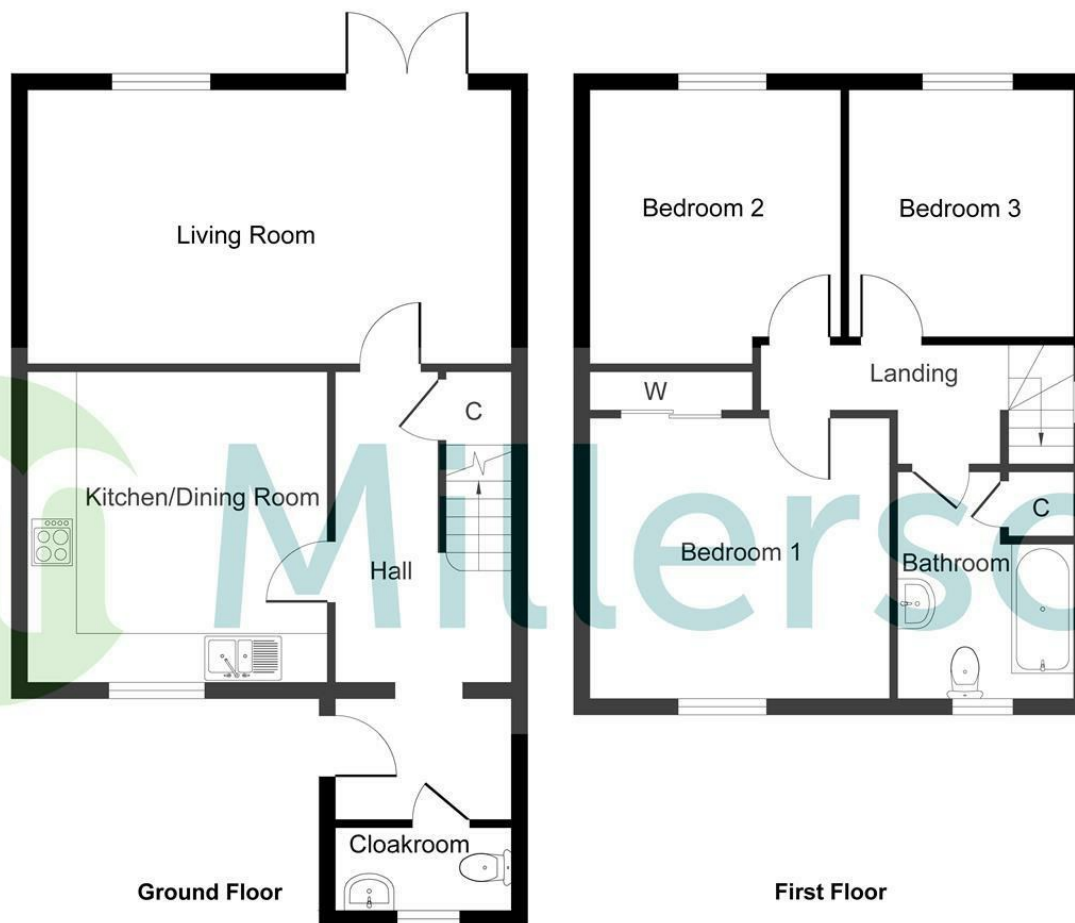


Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: TBC

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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.





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

## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area  
Manager Lizzie Collins  
01726 72236

## Contact Us

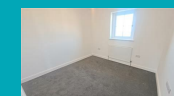
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