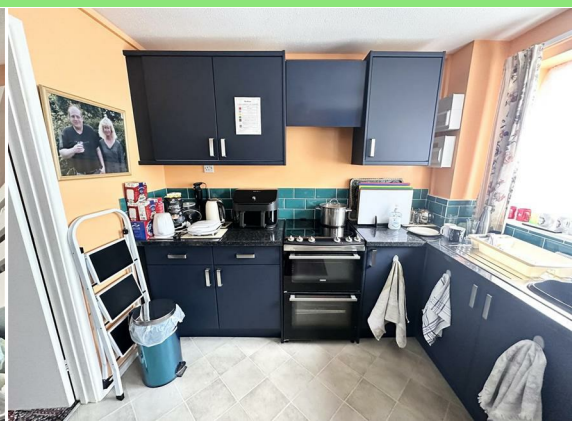




Polwheal Road  
Tolvaddon  
Camborne  
TR14 0EU

Offers In The Region Of  
£180,000

- WELL PRESENTED TWO DOUBLE BEDROOM HOME
- FULLY OWNED SOLAR PANELS
  - GARAGE
- RECENTLY FITTED KITCHEN
  - MODERN BATHROOM
  - WELL PRESENTED THROUGHOUT
  - ENCLOSED LOW MAINTENANCE GARDEN
  - SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area - 647.00 sq ft



## Summary

A well presented two bedroom home in a popular location in Tolvaddon, with fully owned solar panels and the benefit of a garage.

### DESCRIPTION

An extremely well presented two double bedroom Terraced property with the benefit of enclosed front courtyard and single garage. Internally accommodation comprises of spacious living room, recently installed kitchen, along with two double bedrooms and family bathroom to the first floor. Externally, there are pleasant fully enclosed courtyards to the front and rear of the property with the benefit of a single garage to the rear. The property also benefits from fully owned solar panels. This well looked after property would suit a wide range of buyers including first time buyers and investment purchases are like.

### ENTRANCE

UPVC double glazed of obscured door leading into:

### PORCH

UPVC double glazed obscured window to front garden. Cloaks hanging space. Door opening into:

### LIVING ROOM

13'11" m x 13'9" (4.250 m x 4.202)

A lovely generous living room with UPVC double glazed window overlooking the front garden. Space for feature electric fireplace. Modern dimplex quantum storage heater. Stairs to 1st floor. Door opening to:

### KITCHEN/DINING ROOM

14'0" m x 9'2" m (4.279 m x 2.798 m)

An impressive and recently refitted kitchen with ceramic tile effect laminate flooring. Range of floor standing and wall mounted cupboard and drawer units with granite effect roll top work surfaces over. Space for oven with extractor fan over. One bowl stainless steel sink unit with drainer board and hot and cold taps over. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Metro tile splashback. UPVC double glazed picture window overlooking rear garden. UPVC double glazed obscured door leading to rear garden. Space for dining table and chairs. Wall mounted thermostat controlled electric heater.

### FIRST FLOOR

### FIRST FLOOR LANDING

Doors opening into both bedrooms and family bathroom. Loft access.

Airing cupboard with lagged hot water cylinder and wooden slatted shelving over.

### BEDROOM ONE

13'11" m reducing to 10'6" m x 11'2" m (4.252 m reducing to 3.223 m x 3.410 m)

A lovely spacious and light main bedroom with two UPVC double glazed windows to front elevation enjoying far reaching views. Wall mounted thermostatically controlled electric heater.

### BEDROOM TWO

11'8" m x 7'5" m. (3.571 m x 2.284 m.)

Another spacious double bedroom with UPVC double glazed window to rear elevation. Wall mounted thermostatically controlled electric wall heater.

### FAMILY BATHROOM

Another modern room with a recently fitted bathroom suite. Panelled bath with hot and cold tap over with wall mounted electric shower over. Low-level WC. Pedestal wash handbasin with hot and cold taps over. Two wall mounted mirrored medicine cabinets. UPVC double glazed obscured window to rear elevation. Fully tiled to four walls.

### OUTSIDE

### TO THE FRONT

The front garden is a fully low maintenance design predominantly laid to stone chippings with a concrete footpath leading from the gate to the main property the front garden has recently been fenced at significant cost to the owner.

### TO THE REAR

The area of the properties is accessed via the rear door in the kitchen and again is of low maintenance design. The garden is fully stone chipped with another concrete footpath leading to the pedestrian gate to the rear. The rear also gives access to the garage.

### GARAGE

Up and over door. Power and light

### MATERIAL INFORMATION



#### Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction - Block and insulated

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing and Night storage

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Garage

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

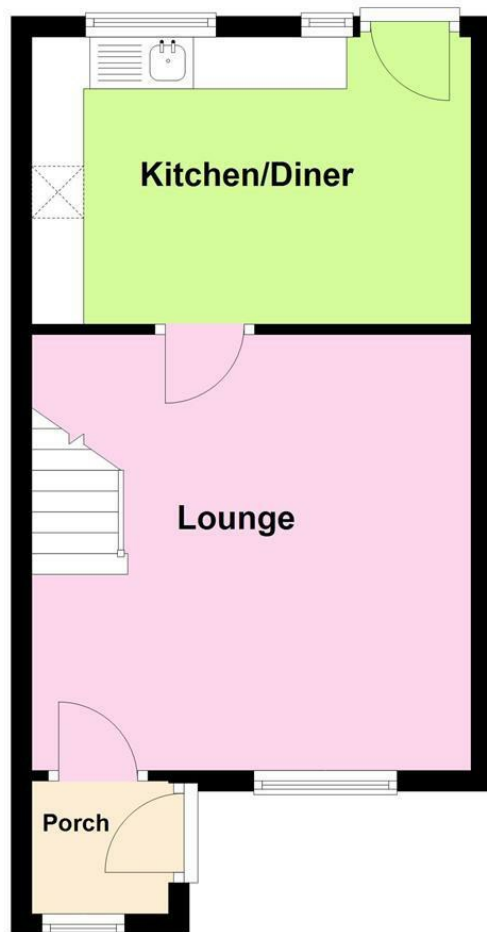
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The information contained i intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder,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



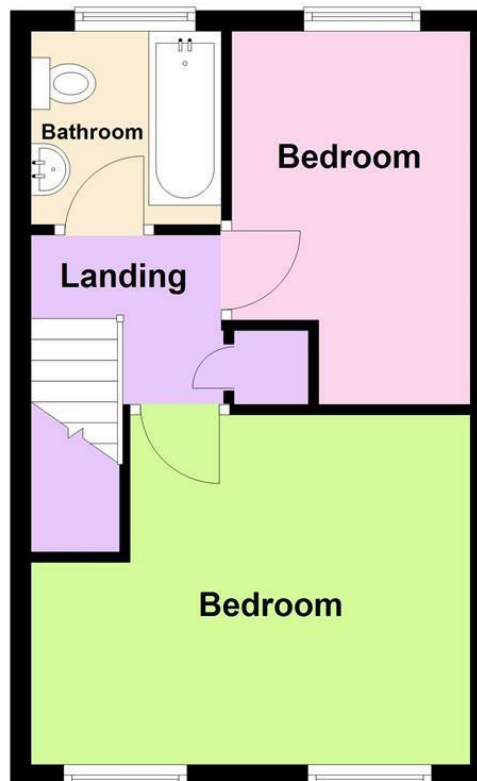
## Ground Floor

Approx. 30.0 sq. metres (323.3 sq. feet)



## First Floor

Approx. 30.0 sq. metres (323.3 sq. feet)



Total area: approx. 60.1 sq. metres (646.6 sq. feet)

| 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 |         |           |
|                                             | 77      | 85        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

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