



Pendarves Street
Troon
Camborne
TR14 9EG

Asking Price £250,000

- THREE/FOUR BEDROOM COTTAGE
- SOUTHERLY FACING GARDEN
 - GARAGE AND PARKING
 - LOUNGE
 - KITCHEN/DINER
- FIRST FLOOR BATHROOM
- QUIET VILLAGE LOCATION
 - CENTRAL HEATING
 - DOUBLE GLAZING
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 896.20 sq ft



3/4



1



1



D64

PROPERTY DESCRIPTION

Situated in the popular village of Troon is this mid terraced cottage perfectly suited to first time buyers or a growing family. The accommodation briefly comprises an entrance porch, lounge, kitchen/dining room, utility/cloak room, three/four bedrooms and bathroom. One of the bedrooms has been divided into two rooms which could be used as two bedrooms and is currently used as a bedroom and games room. Outside, the property is set back from the road with an enclosed front courtyard whilst the rear enjoys a good sized sunny garden with paved patio, lawn and access to a garage/workshop and parking for one car.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE PORCH

Double glazed window, tiled floor, glazed door into:

LOUNGE

12'9" plus stairs x 11'7" (3.89m plus stairs x 3.54m)

A good sized lounge double glazed window, feature granite fireplace with electric fire, fitted shelving into alcoves, radiator, open into:

KITCHEN/DINING ROOM

17'6" > 9'8" x 12'9" > 7'8" (5.35m > 2.97m x 3.91m > 2.35m)

A light and airy kitchen fitted with a range of gloss finish base and wall units, integrated dishwasher, double oven, five ring gas hob and extractor hood, wood effect work surfaces, wood effect flooring, radiator, heated towel rail, inset lighting, airing cupboard housing central heating boiler, double glazed patio doors to rear garden, door into:

UTILITY/CLOAK ROOM

A useful utility/cloak room with W.C, hand basin and space for washing machine, recess with shelving and radiator, obscure double glazed window.

FIRST FLOOR

LANDING

Large storage cupboard, doors to bedrooms and bathroom

BEDROOM ONE

11'8" x 8'9" (3.56m x 2.67m)

Double glazed window, radiator.

BEDROOM TWO

A former double bedroom now split into two rooms measuring 12'10" x 5'5" (3.93 x 1.66m) and 12'7" x 5'4" (3.84m x 1.65m).

One room has a double glazed window and radiator whilst the other room is currently used as a games room.

BEDROOM THREE

8'11" > 4'11" x 8'4" > 5'3" (2.73m > 1.51m x 2.56m > 1.62m)

L-shaped room with double glazed window, radiator, over stairs storage cupboard.

BATHROOM

A three piece bathroom suite comprising bath with electric shower over and tiled surround, W.C and hand basin, wood effect vinyl flooring, heated towel rail, obscure double glazed window.

OUTSIDE

The property is set back from the road and approached through a pedestrian gate into an enclosed courtyard style garden. The rear enjoys a good sized garden which is enclosed and boasts a sunny aspect. A paved patio steps up to a second patio leading onto a large level lawn. At the end of the garden is a pedestrian gate giving access to a parking space in front of a detached garage/workshop.

GARAGE/WORKSHOP

18'2" x 13'1" (5.55m x 3.99m)

Pedestrian door, light and power.

MATERIAL INFORMATION

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No



Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Off Street, and 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

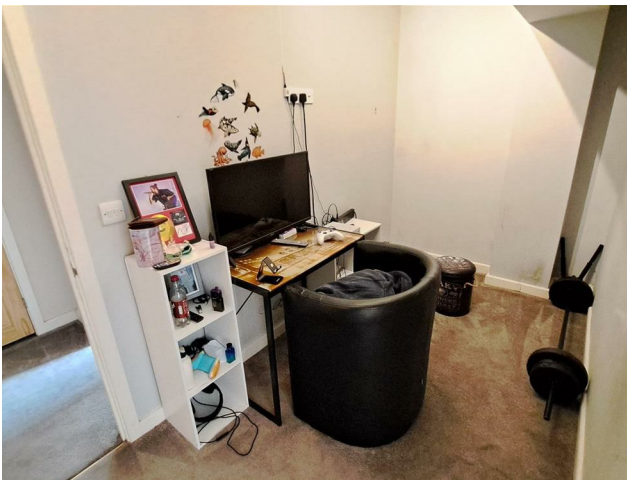
Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

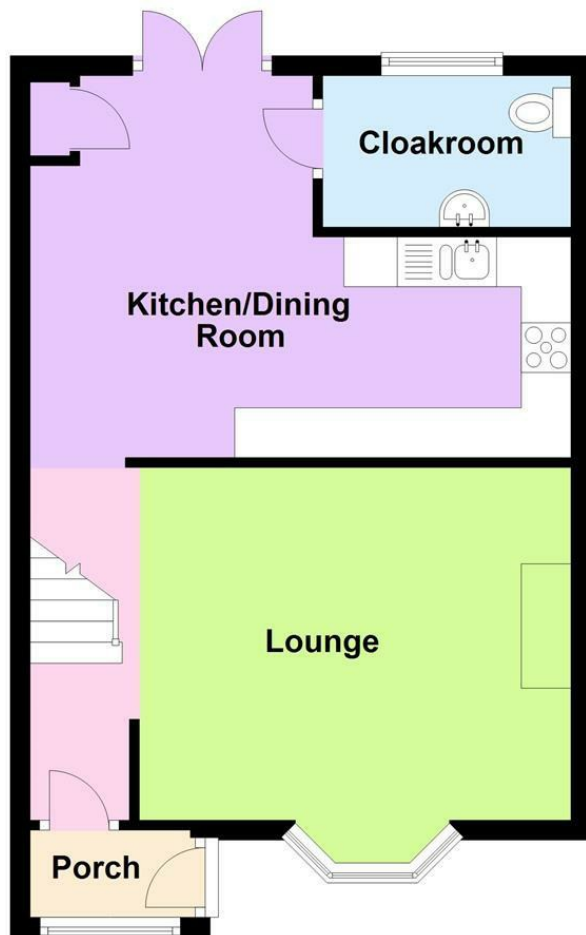
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



Ground Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 83.3 sq. metres (896.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	84
EU Directive 2002/91/EC		
England & Wales		

Contact Us

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