



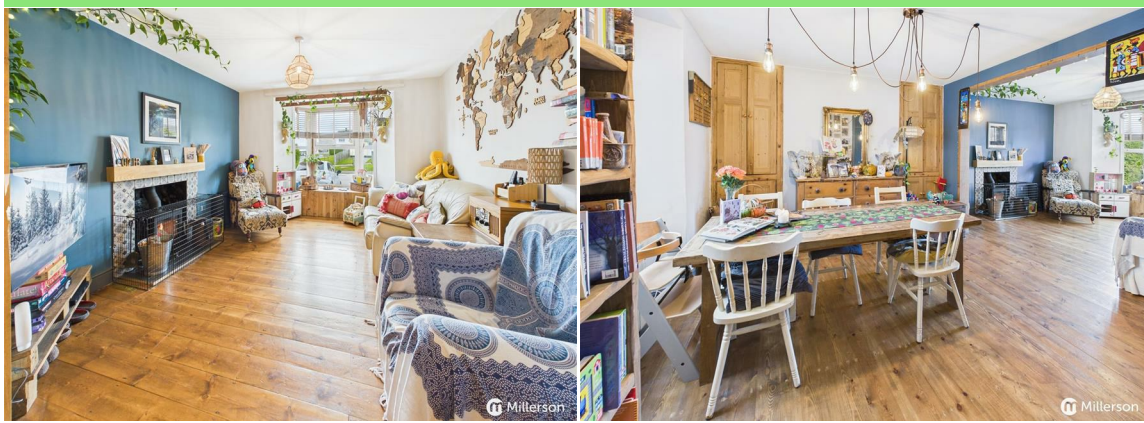
Newton Road

Troon

TR14 9DS

Asking Price £230,000

- BEAUTIFUL MID TERRACED HOME
- BRICK PAVED DRIVEWAY
- TWO DOUBLE BEDROOMS
- FIRST FLOOR FOUR PIECE BATHROOM
- LOUNGE AND DINING ROOM
 - KITCHEN AND UTILITY
 - SUNNY REAR GARDEN
- SELECTION OF OUTBUILDINGS
 - POTENTIAL NO CHAIN
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1144.00 sq ft



2



1



2



E51

PROPERTY DESCRIPTION

This beautifully presented mid terraced home offers a warm combination of modern and traditional features. The accommodation has been tastefully decorated and comprises a welcoming entrance hall with a period style archway and solid wood flooring, two reception rooms have been opened together to provide a lovely living space with a feature fireplace, bay window and solid wood flooring which extends into a comfortable dining area with plenty of built-in storage. The Kitchen is well appointed with a matte grey finish to the units and wood effect work surfaces with attractive patterned tiling. A rear porch give access to the garden and a useful utility room with spaces for additional white goods. To the first floor you will find two double bedrooms, one of which is particularly large having previously been two rooms and a four piece family bathroom. Outside, a brick paved driveway provides off road parking whilst the rear enjoys a private sunny garden with an array of outbuildings.

LOCATION

Troon is a quiet and popular village situated just 1.5 miles from Camborne. The village offers a range of amenities including a local primary school, convenience store with post office, chemist, Football Club, play park and woodland walks. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Obscure composite door into:

ENTRANCE HALL

A welcoming entrance hall with glazed inner door, solid wood flooring, space for hanging coats, electric radiator, decorative archway, stairs to first floor, door into:

DINING ROOM

A lovely dining room with plenty of space for a table and chairs, solid wood flooring, built-in storage cupboards into alcoves, double glazed window, electric radiator, under stairs storage cupboard, opening into:

LIVING ROOM

A warm and homely living room with double glazed bay style window, feature fireplace with Wood burning stove, slate hearth and wooden mantel, solid wood flooring.

KITCHEN

A modern fitted kitchen with a range of matching base and wall units, wood effect work surfaces with complimentary patterned tiled splash backs, composite sink with mixer tap and drainer, spaces for slimline dishwasher and fridge, integrated electric oven, hob and extractor, dual aspect double glazed windows, slate tile effect flooring, obscure double glazed door into:

REAR PORCH

Double glazed door to rear garden, door into:

UTILITY

A useful utility room with spaces for washing machine, tumble dryer and large fridge/freezer, fitted sink and worktops, double glazed window.

FIRST FLOOR

LANDING

Loft access hatch with fitted ladder, PIV ventilation unit, doors to bedrooms and bathroom.

BEDROOM ONE

A large master bedroom which was previously two rooms. Fitted wardrobe and multi drawer unit, two double glazed window, electric radiator.

BEDROOM TWO

A second double bedroom with double glazed window, electric radiator.

BATHROOM

A four piece family sized bathroom suite comprising bath with tiled splash back, shower cubicle with easy clean surround, W.C and hand basin with wooden fitted unit below, heated towel rail, airing cupboard housing water heater, solid wood flooring, dual aspect obscure double glazed windows.

OUTSIDE

The property is approached over a charcoal brick paved driveway with parking for approximately three cars. The rear enjoys a sunny, private garden with an array of outbuilding providing plenty of storage. There is a hard standing patio/seating area perfect for sunny evenings and entertaining, a level lawn with rockery style flower bed border and the outbuildings consist of a W.C, workshop/wood shed, bike garage and additional timber storage shed. At the bottom of the garden is a gated access point which is shared with the neighbours.

DIRECTIONS

Entering Troon village from Beacon you will see the Troon 2000 monument on the green to your right hand side, the property can be found approximately 100 yards further on your right hand side.

MATERIAL INFORMATION

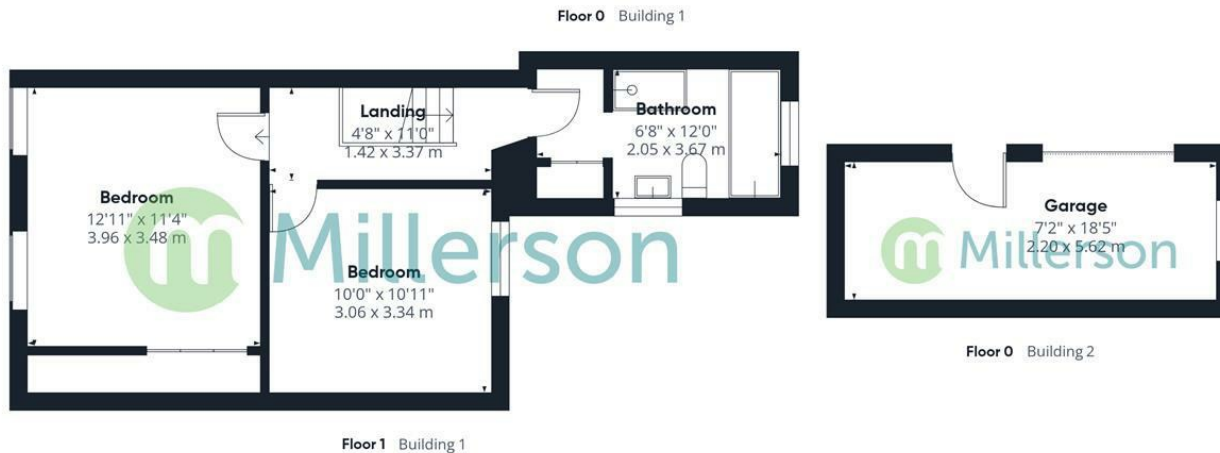


Council Tax band: B
 Tenure: Freehold
 Property type: House
 Property construction: Standard construction
 Energy Performance rating: E
 Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Room heaters only is installed.
 Heating features: Wood burner and Double glazing
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Driveway, On Street, Rear, and Garage
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: Yes: Our neighbours at number 82 have a right of way over the bottom of the rear drive.
 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 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.



Approximate total area⁽¹⁾

1144 ft²
106.4 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Here To Help

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Camborne

Cornwall

TR14 8JX

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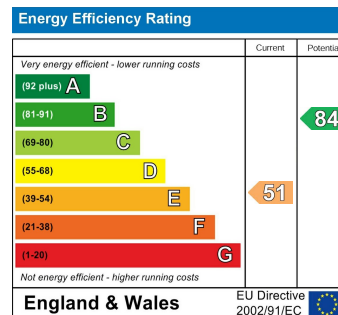
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