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Sales & Lettings



16 Treberran Gardens

Tolvaddon, Camborne, TR14 0HB

£189,950



Situated in a popular residential development, this modern terraced house offers very well presented accommodation benefiting from two bedrooms, a lounge, a fitted kitchen/diner, a front porch and a first floor bathroom. The property is double glazed and this is complemented by modern programmable electric radiators. Externally there are well enclosed gardens to both front and rear plus the bonus of a single garage in a block.



This property is set in a traffic free location yet gives easy access to its garage. It is well presented by the vendor and in recent years both the porch and garage roofs have been replaced by JR Roofing. The property has two bedrooms, a lounge, well fitted kitchen/diner and a first floor bathroom. There is modern double glazing and heating is via modern electric radiators which can be programmed via a phone app. The front garden has recently been fenced in with a central pedestrian gate. To the rear there is a thoughtfully planned terraced garden with a patio and a rear gate. The garage is probably two hundred metres away in a block. Bus services are available, the A30 is within approximately half a mile and there is access to the north coast at Portreath.

ENTRANCE PORCH

5'1" x 3'5" (1.55m x 1.06m)

With a upvc leaded light effect front door and an obscure glazed window to the side.

LOUNGE

13'9" x 14'0" (4.21m x 4.27m)

Laminate flooring and stairs to the first floor. The handrail is finished in pine with the option to paint or varnish it.

KITCHEN/DINER

14'0" x 8'5" (4.28m x 2.58m)

Fitted with plenty of units having a single drainer stainless steel sink with adjoining worktops, cupboards and drawers beneath plus splash backs. Space for white goods and matching eye level cupboards with a cooker hood. Upvc door to the rear and window overlooking the garden. Electric radiator.

FIRST FLOOR

BEDROOM 1

13'8" x 10'7" (4.19m x 3.24m)

With a recess ideal for the construction of a wardrobe. Two windows to the front elevation and an electric radiator.

BEDROOM 2

7'4" x 9'4" (2.25m x 2.87m)

Window to the rear, a fitted wardrobe and a radiator.

LANDING

Airing cupboard with a hot water cylinder. Loft access to a partially boarded space.

BATHROOM

6'2" x 5'6" (1.90m x 1.68m)

Panelled bath plus a Triton electric shower, curtain and rail. Pedestal wash hand basin and a low level wc. The walls and floor have been tiled.

OUTSIDE

There is a well enclosed front garden with modern fencing and a pedestrian gate. The rear garden has been thoughtfully laid out with borders, steps and a little barbeque area. Pedestrian gate. There is a SINGLE GARAGE in a block nearby with a modern up and over and door and a replacement roof.

DIRECTIONS

Leave the A30 westbound at the Camborne/Portreath exit and keep right to the traffic lights at the bottom. Turn right under the flyover and bear left towards Camborne Fire Station. Turn right into Boswithian Road, bear round to the right and at the end bear round to the left. At the top you will see blocks of garage with number 16 in behind approached via a pedestrian access by the lower block of the two.

AGENTS NOTE

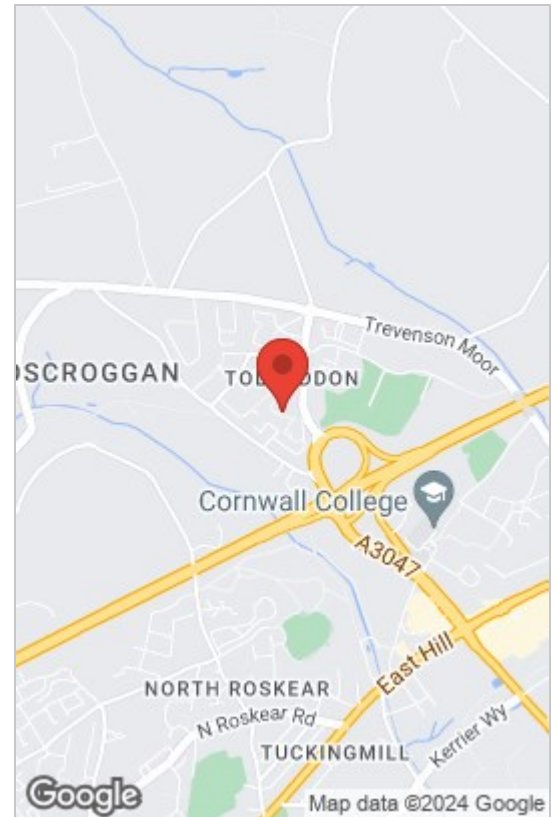
TENURE: Freehold.

COUNCIL TAX BAND: A.

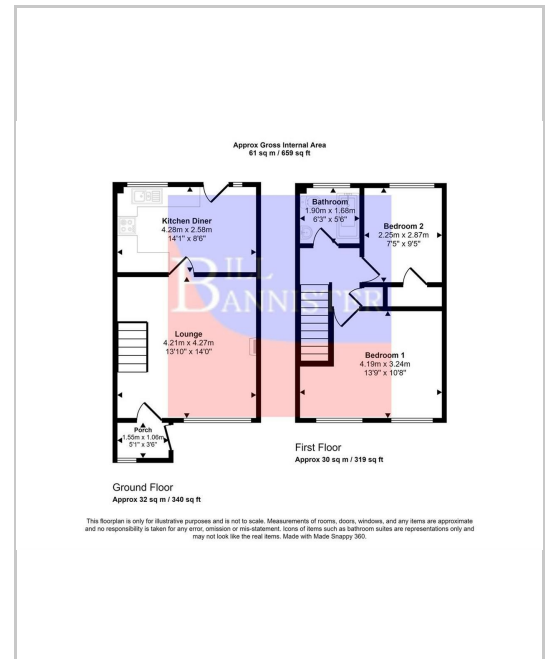
SERVICES

Mains drainage, mains metered water, mains electricity.

Area Map



Floor Plans



Energy Efficiency Graph

