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BILL BANNISTER

Sales & Lettings



1 Polgine Lane

Troon, Camborne, TR14 9DY

Guide Price £210,000



Situated in the popular village of Troon and offered with no onward chain, this substantial detached bungalow benefits from family sized living accommodation and is now in need of updating. It has three bedrooms plus a dining room/fourth bedroom, a lounge, kitchen and a family bathroom. Externally there are enclosed gardens, parking facilities and the benefit of two separate garages.



Now in need of refreshment and updating to your own requirements, this detached bungalow offers adaptable three/four bedroom accommodation, depending if you would require a separate dining room. It also has a kitchen and bathroom. Heating is via an oil fired system with an open fire and there is double glazing. Externally there are gardens, parking and the distinct bonus of two separate garages. It is set within a virtually level distance of facilities in Troon together with bus services. There is no onward chain and the accommodation offers the following accommodation.

RECESSED PORCH

HALLWAY

With a radiator.

LOUNGE

13'9" x 9'8" (4.20m x 2.97m)
Focal point delabole slate fireplace and a radiator.

KITCHEN

9'6" x 11'8" (2.90m x 3.56m)
Single drainer stainless steel sink unit plus working surfaces and eye level units. Double glazed door to the rear, radiator, pantry and a Worcester oil fired boiler.

BEDROOM 1

9'8" x 11'10" (2.95m x 3.62m)
With a radiator.

BEDROOM 2

10'7" x 9'8" (3.24m x 2.97m)
With a radiator.

BEDROOM 3

9'8" x 8'6" (2.95m x 2.60m)
With a radiator.

BEDROOM 4

9'7" x 9'9" (2.93m x 2.98m)
With a radiator.

BATHROOM

7'8" x 8'3" (2.35m x 2.53m)
Panelled bath with a Mira shower, a tiled surround, curtain and rail. Wash hand basin and a wc. Airing cupboard housing a hot water cylinder. Radiator.

OUTSIDE

There is a lawned front garden and a larger area to the side. A driveway leads to two separate garages, one of which is attached to the bungalow 2.81m x 6.09m (9'3 x 20'). Storage shed.

DIRECTIONS

From Camborne railway station proceed over the railway line, up the hill and through the village of Beacon. On entering the village of Troon take the second turning left into Polgine Lane and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and oil heating.

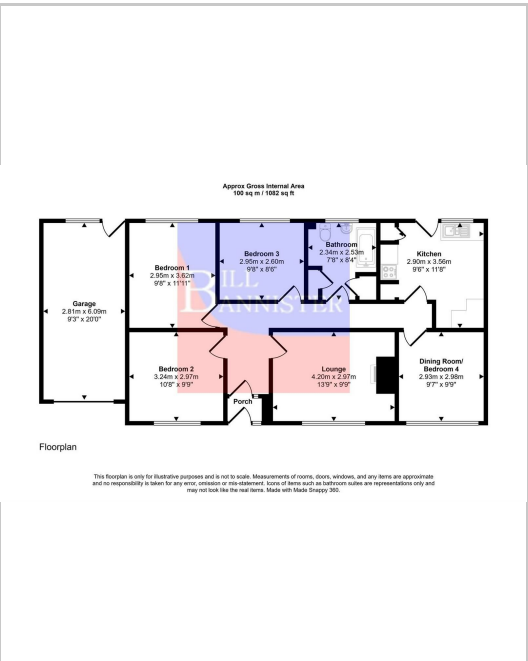
Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three None, O2 Likely, Vodafone Limited (sourced from Ofcom).

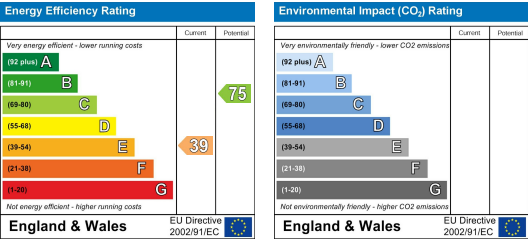
Area Map



Floor Plans



Energy Efficiency Graph



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