



**MAP estate agents**  
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**Pengeron Avenue,  
Tolvaddon, Camborne**

**£205,000  
Freehold**





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## **Property Introduction**

This beautifully presented home has been improved by its current owner to include a conservatory, re-fitted kitchen and bathroom, double glazed windows, new porch roof (which is now pitched) and superbly maintained gardens.

The conservatory in particular provides fantastic additional space which the present owner uses for dining and recreational usage and overlooks the lovely back garden. There is a generous lounge with an electric fire, two bedrooms - the principal bedroom being generous in size and a first floor bathroom.

The level gardens have to be seen to appreciate the presentation and there is a garage in a block for additional storage or parking as needed.

All in all this is a really lovely home, close to Camborne, Redruth and the A30 which is one of the reasons homes on this development are very popular and this, we believe is one of the nicest!

## **Location**

The estate at Tolvaddon was, we believe, built in the 1970's and has a mixture of two and three bedroom homes in various cul-de-sacs on a larger estate. This particular home is set away from any traffic, however parking is within a short walk and is unrestricted on the development. A garage is also within a couple of hundred yards. Tolvaddon is a couple of minutes drive to access the A30, the main arterial route through Cornwall and in turn therefore provides quick and simple road access, yet is tucked away.

The towns and facilities of Redruth and Camborne are both within five miles with retail facilities also found in Pool, which is even closer. In addition, the estate has a general store which is within a few hundred yards of the property, ideal for when you have forgotten anything. Primary schooling is available at both Rosemellin and Illogan with secondary schooling at Pool. Since being constructed, the area has been very popular for its location and convenience and this continues to be the case.

### **ACCOMMODATION COMPRISES**

Double glazed front door into:-

#### **PORCH**

Inset ceiling spotlights. Good sized double cupboard containing electric meter with shelf above. Door with panelled glass into:-

### **LOUNGE 14' 0" x 13' 11" (4.26m x 4.24m) maximum measurements**

Featuring a pebble effect electric fire with surround and mantel. Double glazed window to the front. Stairs to the first floor with metal spindles. Door into:-

### **KITCHEN 13' 10" x 8' 6" (4.21m x 2.59m)**

Replaced with a range of white units which are fitted at both base and eye level, complemented with roll edge work surfaces. Monobloc sink. Space and plumbing for dishwasher, space and plumbing for washing machine and tumble dryer. Wall tiling. Built-in double oven and four ring hob. Double glazed window to rear. Double doors through to:-

### **CONSERVATORY 8' 1" x 8' 1" (2.46m x 2.46m)**

A really super addition which many homes like this don't have – the conservatory overlooks the garden and provides additional space for eating, sitting and relaxing. Its double glazed and has a door out to the garden.

### **FIRST FLOOR LANDING**

Access to roof space. Airing cupboard with lagged water tank and linen shelving. Doors off to:-

### **BEDROOM ONE 10' 10" x 10' 10" (3.30m x 3.30m)**

A large double room with double glazed window to the front elevation. Built-in wardrobe with hanging rail and shelf.

### **BEDROOM TWO 9' 5" x 7' 6" (2.87m x 2.28m)**

Window to rear overlooking the garden. Built-in wardrobe with hanging rail and shelf.

### **BATHROOM**

Comprising a panelled bath and wall mounted 'Mira Sport' shower above, low level WC and wash hand basin with vanity unit below and mirror over. Wall mounted heated towel rail. Wall tiling. Tiled floor. Frosted double glazed window to the rear.

### **OUTSIDE**

The vendor is a keen gardener and this shows in both the beautifully kept and well presented gardens to the front and rear. The rear garden is a fantastic feature, being level, enclosed and has a small lawn with central feature and patio. There is also a gate to provide rear access. The front garden is also of good size, lawned and has a path.

### **GARAGE (not measured)**

Located in a nearby block.

### **SERVICES**

Mains water, mains drainage, mains electric and mains gas.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'A'.

### **DIRECTIONS**

From 'McDonald's' restaurant at Pool, head towards Camborne and at the set of traffic lights at the top of Tuckingmill Hill, turn right towards the A30, pass under the A30 and then take the second turning left and then take the second left into Tregarrian Road and with a convenience store facing you, turn right, Tregarrian Road bears around to the left (the garages on the left are to the rear of Pengeron Avenue and it is recommended to park in this area and then walk through into Pengeron Avenue where the property will be identified by a 'For Sale' board). If using What3words:- partner.affords.rooster

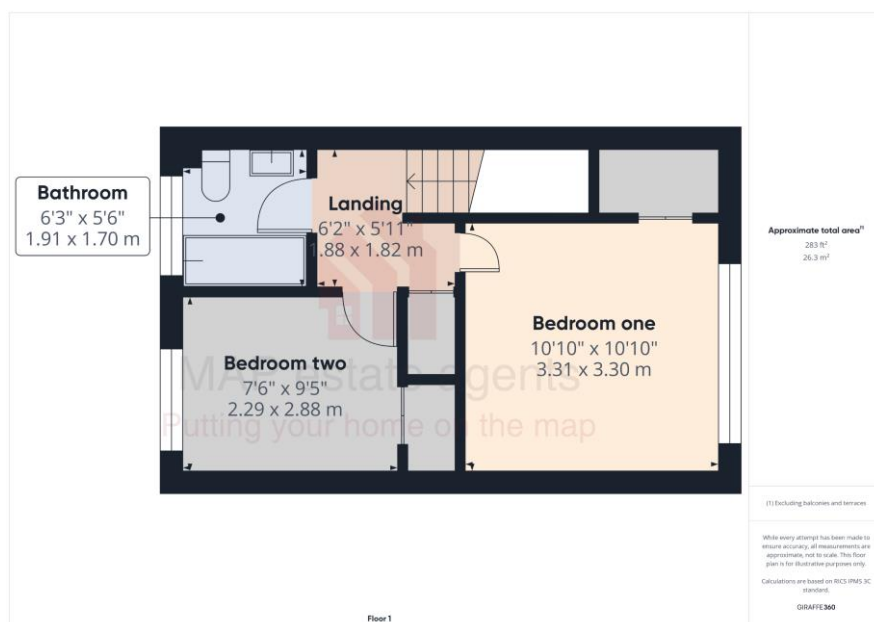


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Beautifully presented home
- Two bedrooms
- Level, superbly kept gardens
- Lounge with electric fire
- Re-fitted kitchen
- Conservatory to rear
- Double glazed windows
- Garage in block
- Popular location, close to A30 and facilities
- Non-traffic location



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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01872 672250 (Truro)

[sales@mapestategents.com](mailto:sales@mapestategents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestategents.com](http://www.mapestategents.com)

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