



MAP estate agents
Putting your home on the map

**Pengegon Parc,
Camborne**

**£220,000
Freehold**





Pengegon Parc, Camborne

£220,000
Freehold

Property Introduction

This spacious three-bedroom end-of-terrace home is ideally positioned on the edge of a quiet cul-de-sac and benefits from a generous front and rear garden. Beautifully presented, the property comprises of an entrance hall, a comfortable lounge, a modern kitchen/diner and a convenient WC on the ground floor.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys enclosed gardens to both the front and rear, along with a useful utility/storage area and a garden shed.

Further benefits include off-road parking to the rear, double glazing and gas central heating. Early viewing is highly recommended.

Location

The property is situated within a virtually level walk of the town centre. Camborne town, which is steeped in mining history, offers all the facilities you would expect for modern living and there is a mix of national and local shopping outlets, banks, and a Post Office. The town benefits from a mainline Railway Station with direct links to London and the north of England and there is easy access onto the A30 trunk road.

Within a quarter of a mile there is the edge of town Tesco supermarket. Truro, the administrative and cultural heart of Cornwall, is within thirteen miles and the north coast at Portreath is within five miles.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

White double glazed door. Tile flooring Door to : -

HALLWAY

The entrance hall provides access to the living room, kitchen, and a downstairs WC, along with stairs rising to the first floor. There are two useful storage cupboards, one of which is currently utilised as a utility space housing a washing machine and tumble dryer, in addition to under-stairs storage.

LOUNGE 14' 3" x 12' 5" (4.34m x 3.78m) maximum measurements

The living room features carpeted flooring, a large double glazed window overlooking the front garden and a radiator. The room benefits from multiple power points and a ceiling light, creating a bright and welcoming space filled with natural light.

CLOAKROOM

Partially tiled and fitted with a low-level WC and a vanity unit with inset wash hand basin. A frosted double glazed window is positioned above the WC, allowing for natural light while maintaining privacy. The room also benefits from tiled flooring.

KITCHEN/DINER 12' 5" x 9' 0" (3.78m x 2.74m)

The property features a modern, well-proportioned kitchen fitted with an electric induction hob, double oven, and extractor hood above. There is a stainless steel sink with drainer, along with a wall-mounted combi boiler neatly positioned in the corner beside a double glazed window, providing both practicality and natural light. The kitchen also offers space for a fridge freezer and benefits from a radiator.

FIRST FLOOR LANDING

Doors off to all rooms. Loft access.

BEDROOM ONE 12' 9" x 9' 11" (3.88m x 3.02m)

The room benefits from a double glazed window overlooking the front of the property and features a built-in storage cupboard.

BEDROOM TWO 10' 6" x 8' 7" (3.20m x 2.61m) plus door recess

The room features a double glazed window overlooking the rear garden.

BEDROOM THREE 9' 9" x 8' 7" (2.97m x 2.61m) L-shaped, maximum measurements

The current seller is using this room as a study. It features a double glazed window overlooking the front of the property and benefits from a raised floor area to one corner. There is also a clothes rail installed, accessed via a small ladder, adding a unique use of space and additional storage potential.

BATHROOM

The bathroom is fitted with a panelled bath with shower over, a pedestal wash hand basin and a low-level WC. There are two frosted double glazed windows providing natural light and privacy. Tiled floor.

OUTSIDE

Externally, the property benefits from enclosed front and rear gardens. The front garden is mainly laid to lawn, whilst the rear garden provides off-road parking accessed via double gates. There is also a lawn to the side, along with a garden shed, offering useful storage and outdoor space.

AGENT'S NOTE

Please be advised that the property's Council Tax Band is band 'A'.

SERVICES

The property benefits from mains electricity, mains gas, mains water and mains drainage.

DIRECTIONS

From Tesco head out of town along Kerrier Way and take the turning on the right into Pengegon, after passing over the railway line turn immediately right into Pengegon Parc and then take the first turning left into a cul-de-sac which leads to the rear of the property. If Using What3Words:fevered.prelude.diverged

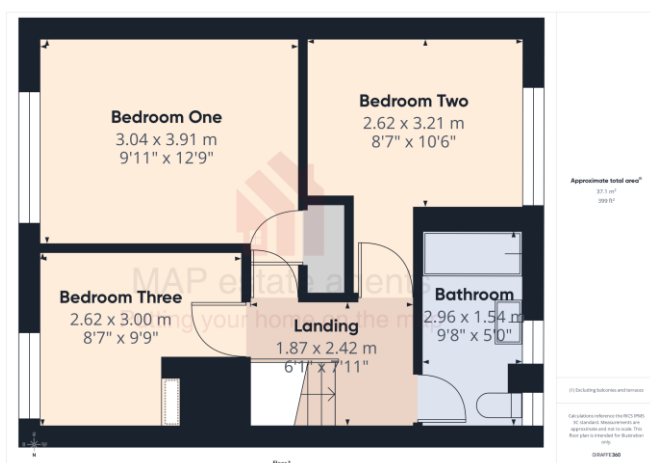


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



MAP's top reasons to view this home

- Three bedroom end-terraced home
- Generous size lounge
- Modern fitted kitchen
- Gas central heating
- Double glazing
- Off-road parking
- Enclosed front and rear garden
- Ideal first-time purchase or Investment
- Ground floor cloakroom and family bathroom
- Viewing highly recommended



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.