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Sales & Lettings



## 4 Laity Road

Tron, Camborne, TR14 9EL

**£305,000**



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Situated in a popular part of the village, April Cottage is a detached traditional home combining character features with a modern style of living. It has double glazing, some of which has recently been installed and there is a gas combination boiler. The property is well presented by the vendors and has two reception rooms together with a well appointed kitchen leading to a utility room. The bathroom has a mixer tap with a shower and screen and there is a separate wc. To the first floor there are two bedrooms, one with a dual aspect. It is worthy of note that a lot of flooring to the ground floor is of low maintenance LVT. Externally there is an amazing garden to the rear and side, very well enclosed and laid out, especially with children in mind and offers a trampoline and a hot tub. We consider the garden to be an important feature of the property and is well stocked with various shrubs and plants including a Gunnera. The centre of Troon village is within several hundred yards level walk and here you will find a convenience store with a post office. The village is approximately two and a half miles from Camborne town which provides plenty of retail outlets together with a main line railway station and a bus depot.

## ENTRANCE PORCH

## DINING ROOM

**13'6" x 12'2" (4.12m x 3.72m)**

A granite fire surround with an inset multi fuel stove. Stairs to the first floor and an open joist ceiling. Radiator.

## INNER HALL

Understairs cupboard and a tiled floor.

## LOUNGE

**12'10" x 12'2" (3.93m x 3.73m)**

With a useful recess, a radiator and an open joist ceiling.

## KITCHEN

**9'1" x 7'4" (2.77m x 2.24m)**

Single drainer stainless steel sink unit plus plenty of working surfaces having storage facilities beneath and splash backs. Space for white goods and eye level units. Tiled floor.

## UTILITY

**6'4" x 5'6" (1.94m x 1.69m)**

Tiled floor, a worktop and space for white goods. Door to the rear.

## BATHROOM

**5'2" x 6'2" (1.60m x 1.89m)**

Panelled bath with a mixer and shower plus a screen. Pedestal wash hand basin and a radiator.

## SEPARATE WC

Low level wc.

## FIRST FLOOR

### BEDROOM 1

**12'11" x 12'4" (3.94m x 3.77m)**

A radiator and a recess.

### BEDROOM 2

**10'6" x 12'2" (3.21m x 3.73m)**

A lovely dual aspect room having a vertical radiator, a built-in cupboard and an open aspect.

## OUTSIDE

Parking is available to the front and there is a GARAGE 3.23m x 3.85m (10'7 x 12'8) with an electric roller door. The gardens to the side and rear are well enclosed with a garden shed, a trampoline and a hot tub plus a sandpit. There is plenty to amuse the children here and in our opinion the gardens are of generous proportions.

A side gate leads to a shared lane. Plenty of shrubs and plants adorn the garden and there is quite an impressive Gunnera.

EE - Good outdoor, Three - Variable outdoor, O2 - Good outdoor, Vodafone - Variable outdoor (sourced from Ofcom).

### DIRECTIONS

Follow the main Redruth to Helston road through the village of Four Lanes and fork right on the left hand bend sign posted to Troon. Proceed along here and at the top of the hill bear right to Troon village. Continue straight on at the staggered crossroads by the convenience store and turn left. Proceed along here for a short while and you will see Laity Road on the left hand side and the property is immediately on the right.

### AGENTS NOTE

TENURE: Freehold.  
COUNCIL TAX BAND: B.

### SERVICES

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

Broadband highest available download speeds - Standard 4 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -



## Road Map



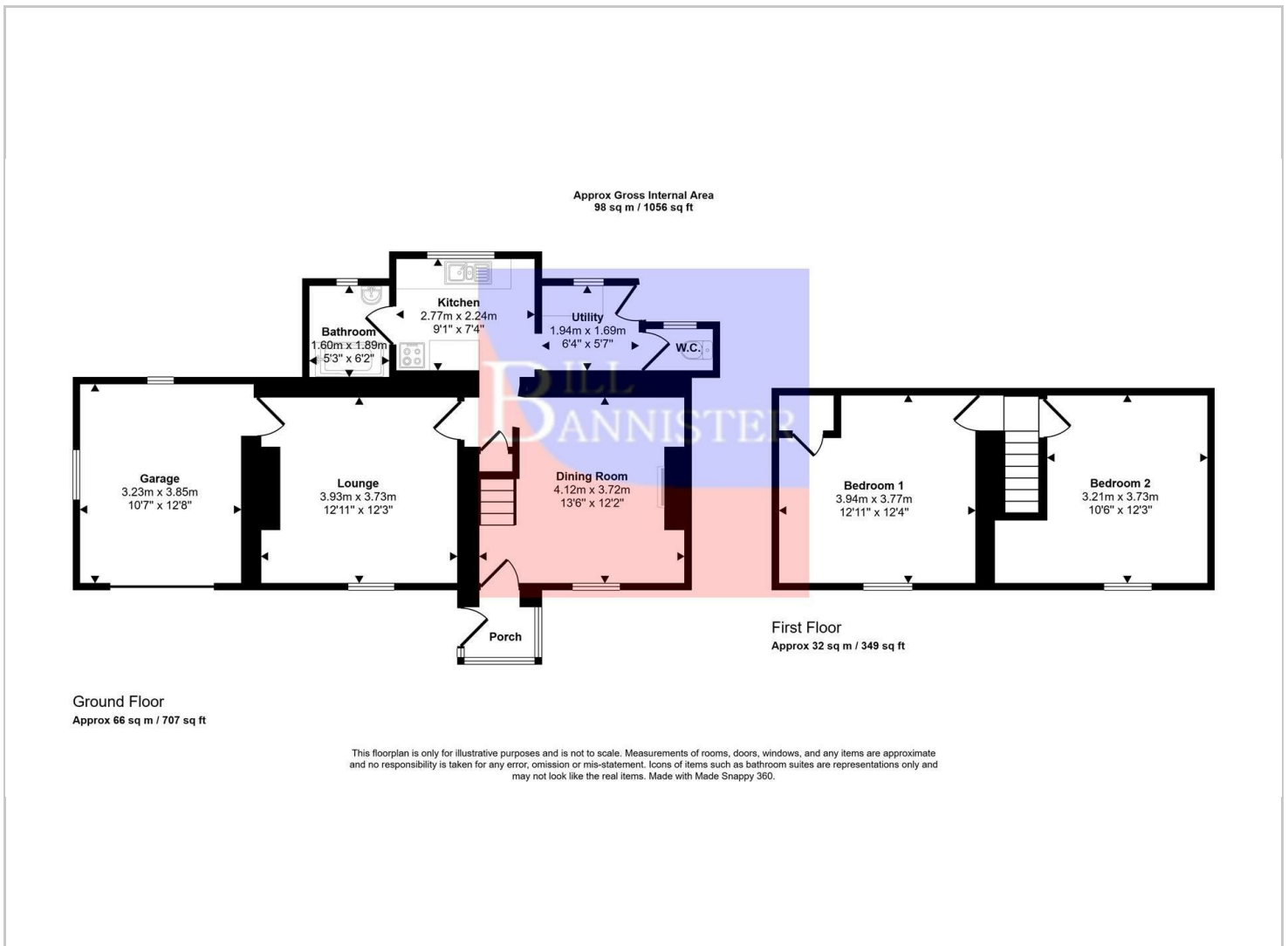
## Hybrid Map



## Terrain Map



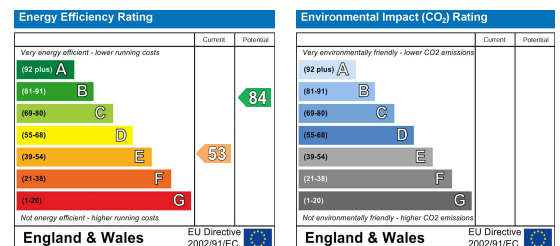
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.