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BILL BANNISTER
Sales & Lettings

16 Polgine Lane

Troon, Camborne, TR14 9DY

£225,000

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Tucked back from the road in a good corner plot, this detached bungalow borders an open field to one side. It has an entrance hallway leading to a lounge, a kitchen/diner, a side conservatory, two bedrooms and a shower room with a separate wc. The property is double glazed and there are two modern panel radiators in the rear bedroom. Externally there is a lawned front garden and a paviour driveway providing parking for several vehicles leading to a detached garage. This leads to a rear garden being well enclosed and the side garden borders a field and gives quite a good degree of seclusion with lawns, soft fruits and borders. The bungalow is within a virtually level walk of Troon village centre with a Morrisons Daily convenience store. There are bus services and Camborne town is within approximately two miles. Offered with no onward chain, it has the following accommodation.

ENTRANCE PORCH

Upvc door, a tiled floor and a door to:

HALLWAY

With a tiled floor and loft access.

LOUNGE

13'3" x 10'5" (4.04m x 3.20m)

With some wall panelling and a window to the front elevation.

KITCHEN/DINER

10'9" x 9'10" (3.30m x 3.01m)

Part peninsular/breakfast bar divide. Single drainer stainless steel sink unit with an electric water beneath. Working surfaces with cupboards and drawers beneath plus space for white goods. Induction twin hob. To one wall there are five built-in cupboards including a recess for a fridge/freezer. Door to the rear.

SIDE CONSERVATORY

6'1" x 12'9" (1.86m x 3.90m)

Approached via a upvc door and having an aspect to the side garden.

BEDROOM 1

11'9" x 10'4" (3.60m x 3.16m)

With some wall panelling and a window to the front elevation.

BEDROOM 2

10'9" x 6'7" (3.29m x 2.03m)

Window to the rear elevation and two modern wall mounted panel heaters.

SHOWER ROOM

4'7" x 5'4" (1.41m x 1.65m)

Tiled and having a Max electric shower. Pedestal wash basin with a water heater and a medicine cabinet over. Electric towel rail and an obscure glazed window to the rear elevation.

SEPARATE WC

Low level wc and an obscure glazed window.

OUTSIDE

The property is on quite a generous corner plot bordering open land to one side. There is a paviour driveway with gates providing parking facilities and leading to the GARAGE 2.96m x 5.77m (9'9 x 18'11) with an up and over door, a double glazed side door and window plus power connected. The front garden is lawned with covered strawberry beds and mature shrubs. There is an enclosed rear garden and to the side there is quite a secluded area with soft fruits, a lawn and quite high hedging giving access to the front. In our opinion the garden has much potential and is quite an important feature of the property.

Tel: 01209 210333

DIRECTIONS

From Camborne railway station proceed over the level crossing, up the hill and through the village of Beacon. Continue into the village of Troon and just before the garage on the left turn left into Polgine Lane. Turn right into the estate itself and the property will be found in the corner on the right hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity and electric panel heaters.

Broadband highest available download speeds - Standard 5 Mpbs, Superfast 80 Mpbs, Ultrafast 1000 Mpbs (sourced from Ofcom).

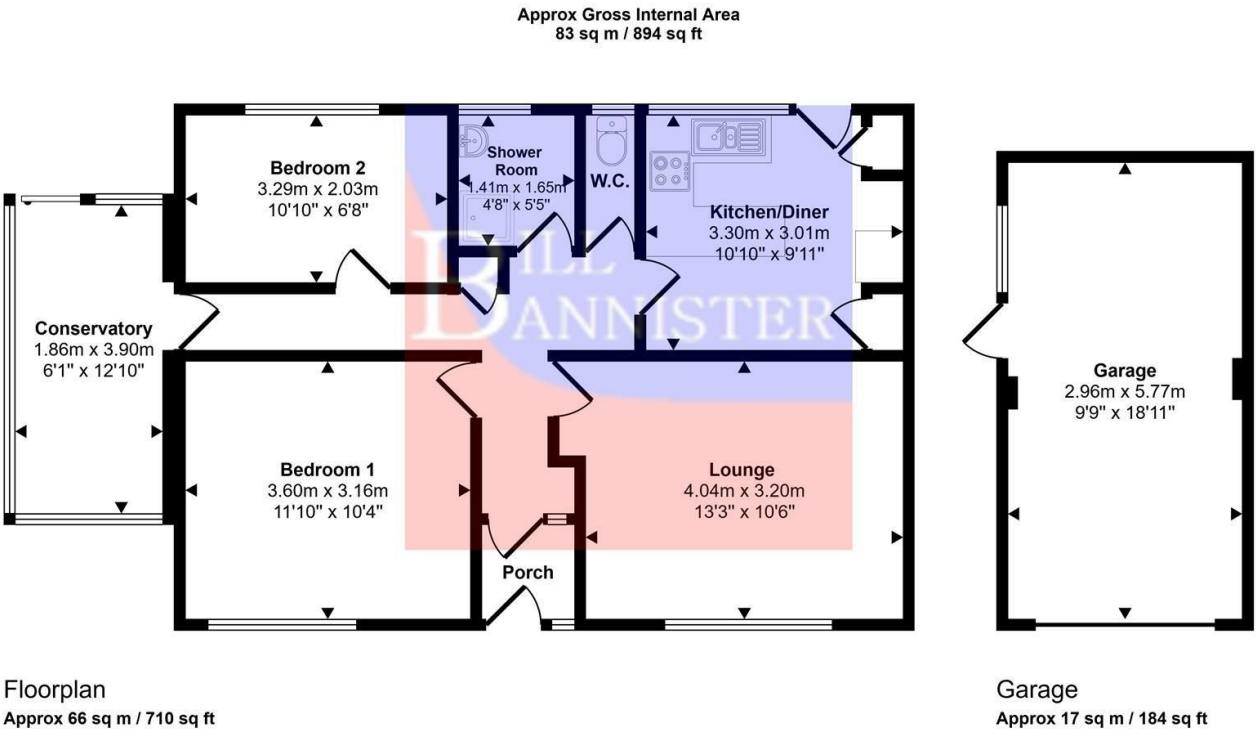
Mobile signal -
EE - Good outdoor, Three - Variable outdoor, O2 - Good outdoor, Vodafone - Variable outdoor (sourced from Ofcom).

Road Map

Hybrid Map

Terrain Map

Floor Plan

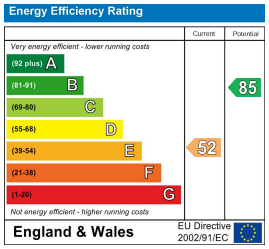


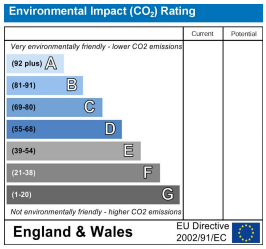
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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





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