



goundrys  
SALES

**Tuckingmill, Camborne**

Camborne

Guide Price  
**£180,000**



**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

Offered onto the market with no onward chain, this attractive stone faced three bedroom end terraced cottage offers deceptive accommodation with double glazing and gas fired heating. The accommodation comprises: Entrance hallway, living room, newly fitted kitchen, ground floor shower room, to the first floor are the three bedrooms. There is an enclosed rear courtyard

## DESCRIPTION

Offered onto the market with no onward chain, this is attractive stone faced character cottage offers deceptive accommodation and benefits from gas fired heating and double glazing. The internal accommodation briefly comprises: Entrance hallway with stairs rising to the first floor and doorway through to the living room which has a views toward the front elevation. The kitchen has been modernised with a range of high gloss base and wall units, granite worktop and breakfast bar, inset sink unit, integrated electric hob, hood and oven, feature tiled wall and wall mounted gas boiler. the ground floor accommodation is completed by the rear hallway and shower room. To the first floor are the three bedrooms. Externally the cottage has a small enclosed courtyard.

## LOCATION

Edward Street has on street parking and is a short distance from Camborne's town centre where there is an extensive range of shopping facilities and the town itself also provides a mainline rail station and is approximately 3 miles from the north coast beach at Portreath. There is excellent access to the A30 for those requiring communication throughout the remainder of the county with the cathedral city of Truro being approximately 12 miles distant.

## ENTRANCE HALLWAY

### LIVING ROOM

3.9m x 3.2m

### KITCHEN

3.8m x 1.9m

### REAR HALLWAY

### SHOWER ROOM

### FIRST FLOOR LANDING

### BEDROOM

4.1m x 2.3m

### BEDROOM

3.07m x 2.9m

### BEDROOM

2.95m x 2.57m







## PROPERTY INFORMATION

Tenure - Freehold

Broadband : Standard or Ultrafast - 9mbps to 1800mbps download speeds (Source : checker.ofcom.org.uk)

Mobile- EE, Three, 02, Vodafone

Council Tax - Band A

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

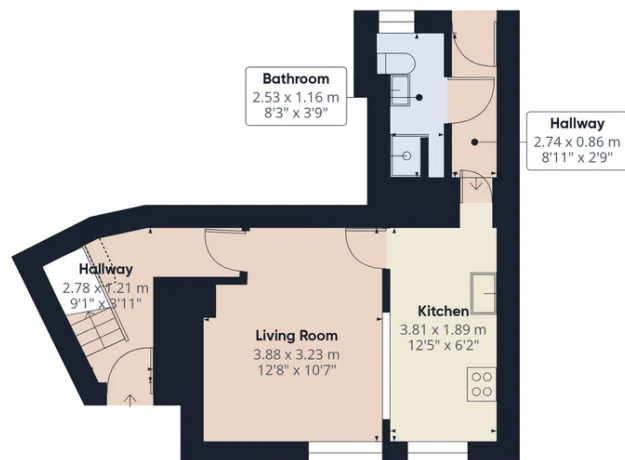
## ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

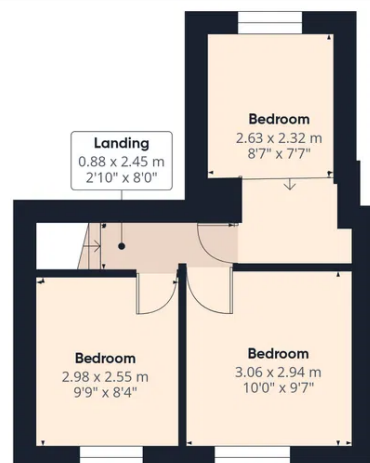
## PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





### Ground Floor



### Floor 1

Approximate total area<sup>(1)</sup>59 m<sup>2</sup>635 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup> $2 \text{ ft}^2$ 

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Truro Sales

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