



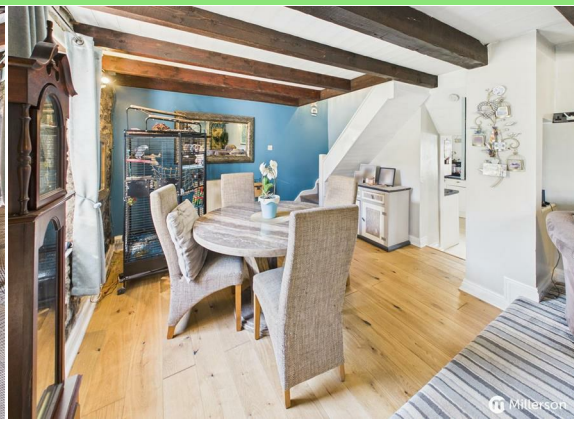
Newton Road

Troon

TR14 9DS

Offers In Excess Of
£315,000

- END OF TERRACE FAMILY HOME
- QUIET LANE IN VILLAGE LOCATION
 - LARGE GARDEN
 - THREE BEDROOMS
- SPACIOUS LIVING/DINING ROOM
- KITCHEN AND BREAKFAST ROOM
 - PARKING FOR TWO CARS
 - CHARACTER FEATURES
- POTENTIAL NO ONWARD CHAIN
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1132.00 sq ft



PROPERTY DESCRIPTION

A fantastic opportunity to purchase this end of terrace character cottage, situated in a quiet lane in the popular village of Troon. Perfect for a growing family, the property offers well presented and spacious accommodation comprising an entrance porch, large living room with feature fireplace and dining area, kitchen with attached breakfast room rear porch with cloak room, three good sized bedrooms and a large family bathroom. Outside, the cottage is nicely set back with a driveway for two cars leading into a wonderful child and pet friendly garden whilst the rear enjoys a sunny, low maintenance courtyard style garden with storage shed and greenhouse. Other benefits include double glazing, oil fired central heating and will ideally suit a family looking for space, character and a convenient location.

LOCATION

Troon is a quiet and popular village situated just 1.5 miles from Camborne. The village offers a range of amenities including a local primary school, convenience store with post office, chemist, Football Club, play park and woodland walks. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

uPVC double glazed door into:

ENTRANCE PORCH

Dual aspect double glazed windows, tiled floor, obscure glazed door into:

LIVING/DINING ROOM

A large living/dining room full of character with ceiling beams, exposed granite stone feature walls and granite fireplace with wood burning stove, two double glazed windows, dining area with space for table and chairs, wood flooring, radiator, stairs to first floor, open through to:

KITCHEN

The kitchen is fitted with a range of matching shaker style units with granite effect work surfaces and complimentary tiled splash backs, one and half bowl ceramic style sink, space for oven with fitted extractor hood and exposed granite lintel over, spaces for fridge, freezer and washing machine, double glazed window, wood effect flooring, ceiling beams, exposed granite pillars into:

BREAKFAST ROOM

Space for table and chairs, wood flooring, wall mounted electric fire, radiator, ceiling beams, exposed granite stone wall, door into:

REAR PORCH/UTILITY

Oil fired central heating boiler under work surfaces, tile effect flooring, double glazed window, obscure double glazed door to rear garden, door into:

CLOAK ROOM

W.C and hand basin with tiled splash back, tile effect flooring, obscure double glazed window.

FIRST FLOOR

LANDING

A split level landing with doors to bedrooms and bathroom, large walk-in storage space into eaves.

BEDROOM ONE

A comfortable double bedroom with double glazed window, radiator.

BEDROOM TWO

A second double bedroom with double glazed window, radiator, built-in wardrobe.

BEDROOM THREE

A good sized third bedroom with Velux style window, radiator, built-in storage cupboard.

BATHROOM

A spacious three piece bathroom comprising bath with shower attachment and tile surround, W.C and hand basin, heated towel rail, fitted shelving, tile effect flooring, double glazed window.

OUTSIDE

The property sits in a quiet terrace in a lane set back from the road approached over a gravel driveway for two cars. The front garden is a generous size allowing the option to create extra parking if required. A central pedestrian pathway leads from the driveway into a beautiful mature garden which is predominantly laid to lawn with planted borders providing an ideal space for children and pets. A paved patio also provides a sunny seating area perfect for outdoor entertaining. There is a raised fish pond and a pedestrian gate leading into the rear. The rear enjoys a pretty, low maintenance courtyard style garden which is particularly private, enclosed, laid to artificial lawn and boasts afternoon to evening sun. There is a greenhouse, a useful storage shed and a hard standing seating area.



DIRECTIONS

Entering Troon Village from beacon, continue along Newton Road turning right onto a gravel lane opposite Troon Motors. The property can be found on your right hand side.

MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1132 ft²
105.2 m²

Reduced headroom

54 ft²
5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Needing To Sell?

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