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Sales & Lettings

4 Treberran Gardens

Tolvaddon, Camborne, TR14 0HB

Guide Price £186,000

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We are very pleased to bring to market this very nice, well presented two bedroomed mid terraced property, situated in a very popular residential area and making an ideal first home purchase or as an investment. On entry, there is a very useful and bright entrance porch which leads, via an internal door, into a good sized lounge/living room with stairs to the first floor. A door accesses the modern kitchen/diner, which has space for all of the required appliances as well as a dining set. A door opens out into the very pleasant rear sun room which in turn leads to the rear garden. To the first floor, there is a large bedroom to the front of the property with two windows overlooking the front garden and aspect. The second bedroom to the rear has the added benefit of a built-in wardrobe and also enjoys far reaching views towards the south. Both bedrooms are complemented by a partially tiled bathroom with an electric shower over the bath. Heating is via both night storage heaters and plug-in electric panel heaters, complemented by double glazing.

Externally, the manageable front garden is accessed from the pedestrian walkway and has a footpath to the front door that splits two laid to lawn areas with a number of planting features. The rear garden is very low maintenance and is of a courtyard format with a synthetic lawn, a laid to shingle area and a pathway to a rear gate from where access is given to the front of the garage. The garage has an up and over door, lighting and power. It is also worth noting that the garage is within the property boundary, not always the case in this area.

In terms of location, the Tolvaddon area has its own convenience store which can be reached in literally a one minute walk. The property is within approximately half a mile of the A30. Further afield, the towns of Camborne and Redruth are equidistant and can be reached in around ten minutes by car. Tehidy Country Park and Tehidy Golf Club can also be reached in less than ten minutes by car whilst the coastal town of Portreath, with its beach and access to the South West Coastal Path can also be reached by car in similar time.

Upvc front door with a decorative oval obscure double glazed panel opens to:

ENTRANCE PORCH

Upvc obscure double glazed window to the front aspect. Low level services cupboard. Door to:

LOUNGE

13'8" x 13'9" (4.19m x 4.21m)

Dimplex Quantum night storage heater below a upvc double glazed window overlooking the front garden and aspect. Wall mounted coal effect electric fire and stairs to the first floor. Door to:

KITCHEN/DINER

13'11" x 8'3" (4.26m x 2.52m)

Fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces and tiled splash backs. Space for an electric cooker with a built-in extractor hood over. Space for a tall fridge/freezer. Single stainless steel sink and drainer below a upvc double glazed window looking into the sun room, garden and rear aspect beyond. Space and plumbing for a washing machine. Mains heat alarm and a Dimplex Quantum night storage heater. Space for a dining table and chairs. Upvc door with two clear double glazed panels and obscure single glazed side panel opens to:

REAR SUN ROOM

13'6" x 5'0" (4.13m x 1.54m)

Clear single glazed windows overlooking the rear courtyard garden and aspect. Upvc door with full clear double glazed panel leads out to the rear courtyard garden.

FIRST FLOOR

LANDING

Reverse L shaped landing with a mains smoke alarm. Quantum night storage heater and a loft access hatch. Door opens to a full height storage cupboard housing the hot water cylinder with slatted shelving above.

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BEDROOM 1
13'10" x 9'10",85'3" (4.22m x 3,26m)
Easywarm plug-in electric panel heater below a upvc double glazed window overlooking the front garden and aspect. Second upvc double glazed window overlooking the front garden and aspect.

BEDROOM 2
7'4" x 9'2" (2.25m x 2.81m)
Easywarm plug-in wall mounted electric panel heater below a upvc window overlooking the rear garden and aspect with far reaching views over open countryside to the south. Built-in wardrobe with hanging space and shelved storage.

BATHROOM
5'10" x 5'6" (1.79m x 1.68m)
Partially tiled with a low level wc and a wash hand basin with a tiled splash back. Bath with a Triton T80 electric shower over and a concertina glass shower screen. High level wall mounted Consort Heatflow electric heater. Manrose extractor fan. Upvc obscure double glazed window to the rear aspect.

OUTSIDE
To the front a pedestrian pathway leads to a low level gated entrance with a pathway to the front door splitting two laid to lawned areas. There are four separate planting features, fenced borders to all three sides and an outside light. To the rear there is a courtyard style garden with an astro turf area leading to rear access. A pathway splits the astro turf and shingle border leading to a rear gate access to the GARAGE 2.57m x 4.77m (8'5 x 15'8) with an up and over door, lighting, power and a single glazed window to the rear.

DIRECTIONS
Leave the A30 westbound at the Camborne/Portreath exit and keep right to the traffic lights at the bottom. Turn right under the flyover and take the left turn at the traffic lights, continuing on Tolvaddon Road. Take the first left into Penrose Court and Treberran Gardens is straight ahead. The property can be found off the footpath, on the left hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: A.

SERVICES
Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 6 Mpbs, Superfast 80 Mpbs (sourced from Ofcom).

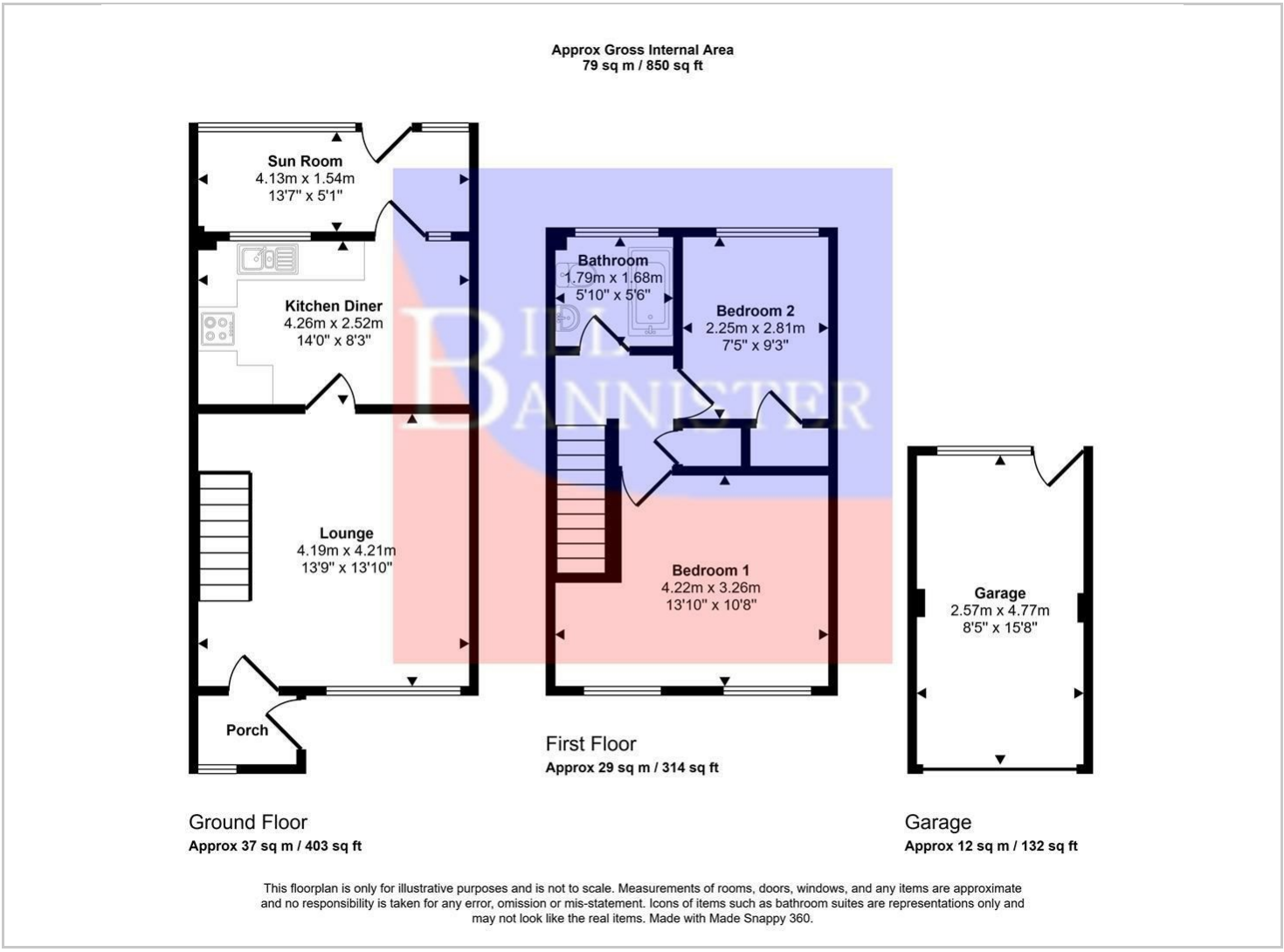
Mobile signal -
EE - Good outdoor & variable indoor, Three - good outdoor & indoor, O2 - Good outdoor, Vodafone - Good outdoor (sourced from Ofcom).

Road Map

Hybrid Map

Terrain Map

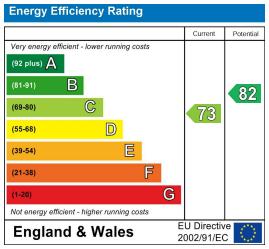
Floor Plan

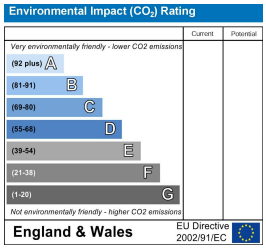


Viewing

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





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