



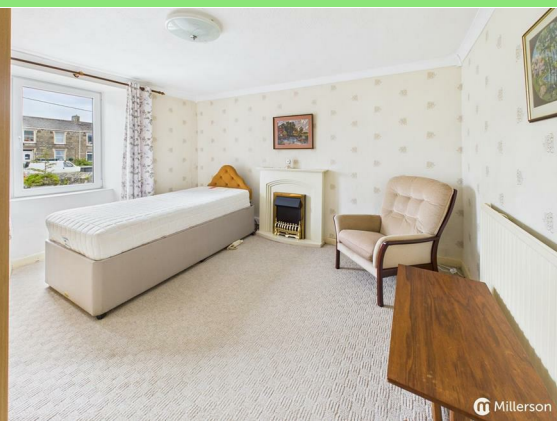
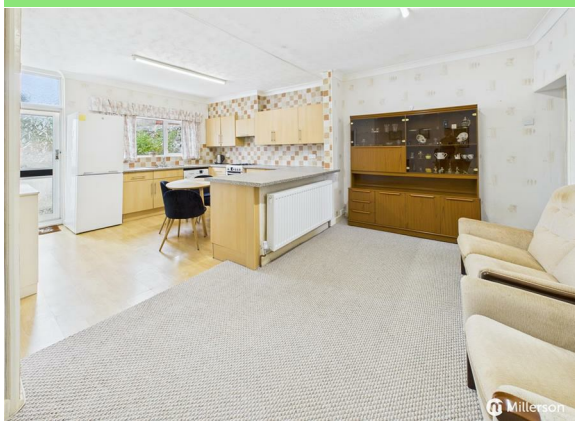
Pendarves Street

Tron

TR14 9EG

Asking Price £200,000

- MID TERRACED COTTAGE
- NO ONWARD CHAIN
- TWO BEDROOMS
- LARGE KITCHEN/DINER
 - LIVING ROOM
 - LONG GARDEN
 - GATED PARKING
- GAS CENTRAL HEATING
- VILLAGE LOCATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 825.00 sq ft



PROPERTY DESCRIPTION

Situated in the popular village of Troon is this mid terraced cottage offered for sale with no onward chain. Occupying a large plot, the property is perfectly suited to first time buyers looking to make their mark on a well loved home. Set back from the road, the property is approached through a pedestrian gate into a long lawned garden which is enclosed creating a safe space for children and pets. The accommodation comprises an entrance hall, living room, large kitchen/diner, ground floor shower room and two first floor bedrooms. To the rear you will find a further enclosed garden with a raised patio, greenhouse, gated parking for one small car and a useful block built outhouse with power and water. The home also offers gas central heating, double glazing and the potential to extend further

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

Double glazed door into:

ENTRANCE HALL

Stairs to first floor, radiator, doors to living room and kitchen/dining room.

LIVING ROOM

Double glazed window, radiator, feature fireplace.

KITCHEN/DINING ROOM

A real hub of the house offering a kitchen with dining space and additional seating/living area. The kitchen is fitted with a range of matching base and wall units with granite effect work surfaces and tiled splash backs, one and half bowl stainless steel sink with mixer tap and drainer, fitted extractor hood, spaces for oven, washing machine and fridge/freezer, wood effect flooring, radiator, double glazed window and obscure double glazed door to rear garden. The living area is carpeted with a radiator and feature fire/place.

SHOWER ROOM

A three piece shower suite comprising walk in shower cubicle, W.C and hand basin, tiled walls, tiled flooring, chrome effect heated towel rail, radiator, airing cupboard housing central heating boiler.

FIRST FLOOR

LANDING

Double glazed window, doors to bedrooms.

BEDROOM ONE

A comfortable double bedroom with fitted wardrobes, double glazed window, radiator.

BEDROOM TWO

A single bedroom with double glazed window, radiator, loft access hatch.

OUTSIDE

The property is nicely set back from a quiet road with a stream, approached through a pedestrian gate into a long front garden which is predominantly laid to lawn with a large paved patio and traditional granite stone borders. To the rear you will find an enclosed courtyard style garden with patio, green house, a useful block outbuilding with power and water and gated parking for one small car.

DIRECTIONS

Travelling from Camborne train station, proceed up the hill into the village of Beacon continuing right through and into the village of Troon. In the centre of the village you come to a cross road with the local store on your left., Pendarves Street is the turning on your right where you can find the property after a short distance on your right hand side.

MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

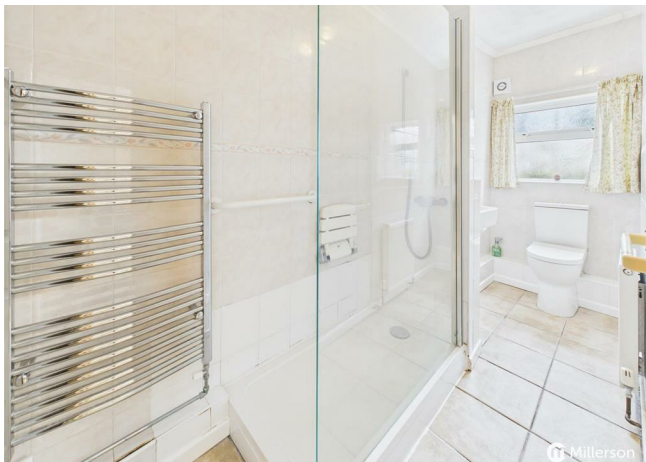
Broadband: FTTP (Fibre to the Premises)



Mobile coverage: O2 - Good,
 Vodafone - OK, Three - Good, EE
 - Good
 Parking: Rear
 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:
 Level access shower
 Coal mining area: No
 Non-coal mining area: Yes

All information is provided
 without warranty. Contains HM
 Land Registry data © Crown
 copyright and database right
 2021. This data is licensed
 under the Open Government
 Licence v3.0.

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 Building 1



Floor 1 Building 1

Approximate total area^m
825 ft²

Reduced headroom
15 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

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?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents

29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: camborne@millerson.com

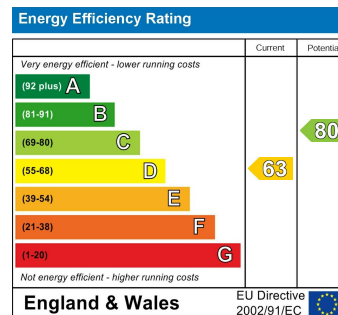
T: 01209 612255

www.millerson.com

Scan QR Code For Material Information



Scan me!



 **Millerson**
millerson.com