STAGS



26 Trecarrack Road







Camborne Town 1 mile. Portreath Beach 4 miles. Truro City 15 miles.

A neatly presented, three bedroom terrace house with garage and gardens front and rear.

- Extended Terrace House
- Three Bedrooms
- Ideal Family Home
- Modern Re-fitted Kitchen
- Low-maintenance Gardens
- Established Residential Location
- Garage
- Viewing Recommended
- Council Tax Band - B
- Freehold

Guide Price £250,000

DESCRIPTION

A well proportioned, three bedroom home occupying a popular residential position on the outskirts of Camborne, offering an excellent opportunity for first time buyers, families, downsizers or investors.

Situated within the established residential area of Pengegon, the house provides a practical and appealing home with a good balance of living and bedroom space, The property benefits from Upvc double glazing throughout, a modern re-fitted kitchen/ diner and the addition of a rear extension which now serves as a very useful second reception room. To the first floor there are three bedrooms centring around the landing along with a shower room/ w.c for convenience. The extended layout provides the potential for a comfortable home that can be adapted to suit individual needs and is particularly likely to appeal to those looking to take their first step onto the property ladder, as well as buyers seeking a manageable home or potentially an investment opportunity.

The property is well placed for access to Camborne town and the surrounding communities, with local bus services nearby and Camborne railway station approximately one mile away, providing convenient connections across Cornwall.

OUTSIDE

To the front of the property is a low maintenance garden, well enclosed with fencing and walls. there is a pathway leading up to the front door with the remainder laid to loose chippings. At the rear, the low maintenance theme continues with synthetic grass and a lovely paved patio. the garden is also enclosed with a pedestrian gate and timer storage/ tool shed.

The rear pathway from the garden gate leads to the properties garage, which is en-bloc.

LOCATION

Trecarrack Road is a cul-de-sac that forms part of a residential neighbourhood located on the eastern side of the town. Camborne is ideally positioned in West Cornwall, offering easy commuter access to the A30. The town features a vibrant centre with a wide range of both local independents and national retailers. Residents benefit from nearby primary and secondary schools, with further and higher education available within the surrounding area.

To the south, Falmouth lies approximately eleven miles away, offering access to the coast as well as Cornwall's university campus. Truro, the county's administrative and main shopping centre, is also within a comfortable commuting distance.

VIEWINGS

Strictly by prior appointment via Stags Truro office.

SERVICES

Mains drainage, electricity and metred water are connected. Electric heating. Lpg bottled gas.
Broadband: Basic, Superfast and Ultrafast are available up to 1800 Mbps (Ofcom).
Mobile phone: 02, Vodaphone, Three and EE are likely (Ofcom).
Council Tax Band - B.
Flood Risk - Very Low.
Satellite and Fibre: BT and Sky available.

DIRECTIONS

From Camborne Tesco proceed away from the town along Kerrier Way and take the turning on the right into Lower Pengegon. Take the second left before the trainline onto Trecarrack Road and continue to the end of the cul-de-sac where you will find the property directly in front. Residents on-street parking is subject to availability.



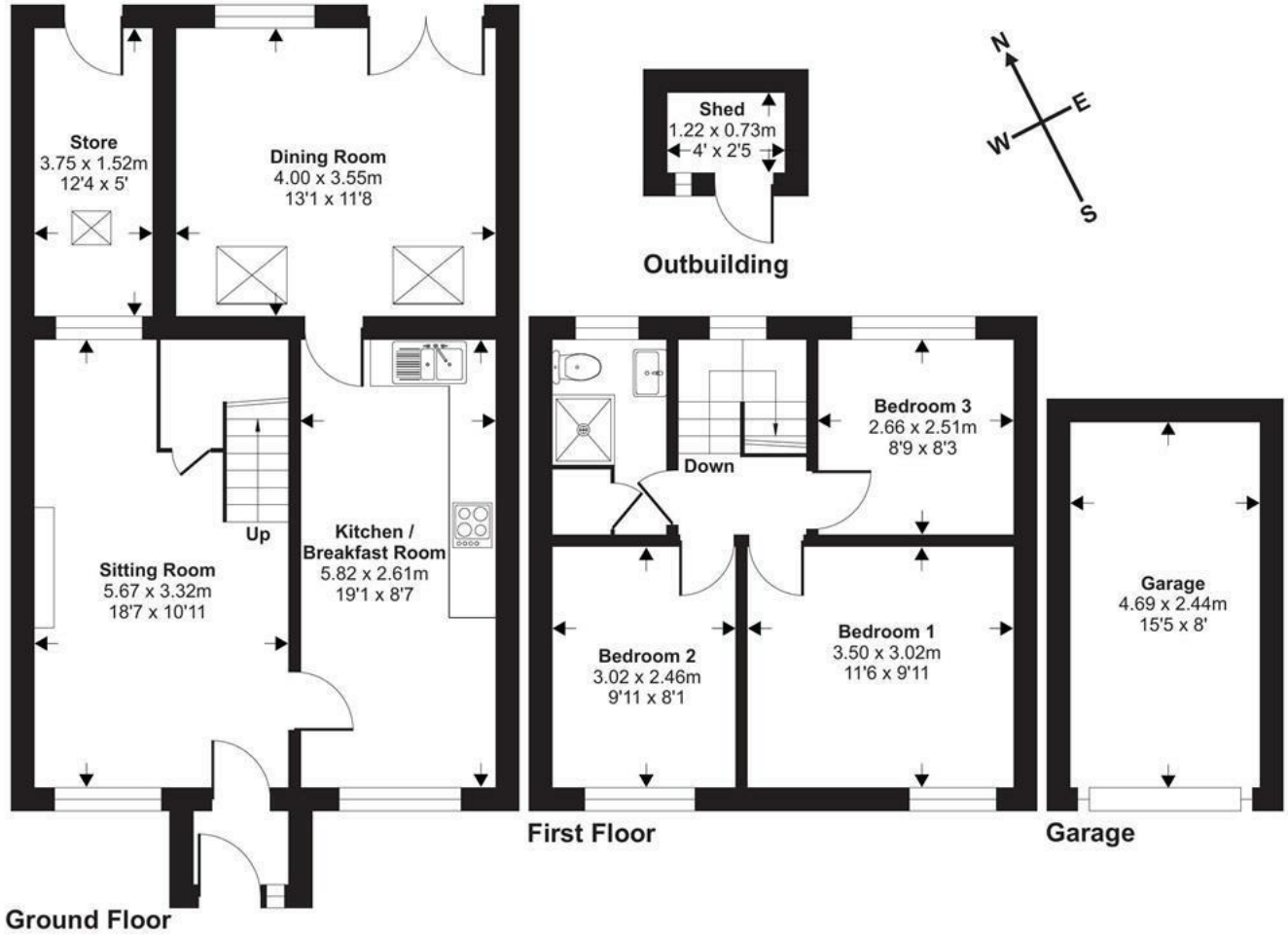








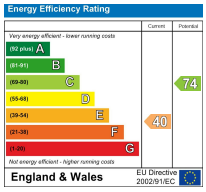
Approximate Area = 928 sq ft / 86.2 sq m
Garage = 123 sq ft / 11.4 sq m
Outbuildings = 71 sq ft / 6.5 sq m
Total = 1122 sq ft / 104.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1512749

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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