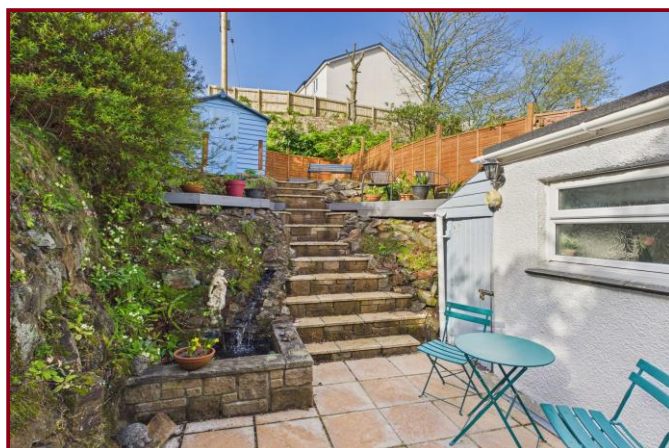




MAP estate agents
Putting your home on the map

**Chapel Road,
Tuckingmill, Camborne**

**Guide Price £165,000
Freehold**





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Property Introduction

A rare gem!

This character-filled one-bedroom cottage offers off-street parking for two cars and a stunning private garden with pond. Inside is a spacious living room with exposed beams and a gas wood burner set in a granite fireplace. The kitchen is well-equipped, with space for dining and views over the garden, plus a handy utility area and storage cupboard. The double bedroom easily fits a king-size bed and has generous built-in wardrobes for a clutter-free space.

Perfect for first-time buyers or anyone seeking a peaceful, characterful home in a sought-after location. Chain-free and ready to move in.

This cottage combines character, practical features, and an extraordinary garden – a rare find for a one-bedroom home.

Viewing is highly recommended.

Location

Situated within easy distance of the centre of Camborne and less than a quarter of a mile from the A30 trunk road and out-of-town shopping outlets located on the outskirts of Pool are also nearby. Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living - there is a mix of national and local shopping outlets, banks, a Post Office together with a mainline Railway Station which connects with London Paddington and the north of England.

Truro, the administrative and cultural heart of Cornwall, is within thirteen miles and the north coast at Portreath is within five miles. Falmouth on the south coast, which is Cornwall's university town, is within fifteen miles.

ACCOMMODATION COMPRISES

LIVING ROOM 14' 3" x 13' 3" (4.34m x 4.04m) maximum measurements into recesses

Enter through a stained-glass uPVC door into a spacious living area with exposed beams, carpeted flooring, radiator, and a gas-fired wood burner with granite surround. A door with glass panels leads into the kitchen.

KITCHEN 14' 1" x 6' 6" (4.29m x 1.98m) maximum measurements

The kitchen features eye and base level units along three sides, granite effect worktops, and space for under-counter appliances. Slate effect tiled floor, tiled splashbacks and room for a small dining table.

UTILITY 6' 11" x 3' 2" (2.11m x 0.96m) plus door recess

The utility provides plumbing for a washing machine and houses the gas boiler. Access to rear garden and door to:-

BATHROOM

Fully tiled low-maintenance bathroom with bath, electric shower, wash basin, WC, radiator, and opaque window.

BEDROOM 12' 9" x 10' 9" (3.88m x 3.27m) plus recess

Generously sized double bedroom with high ceilings, large recessed wardrobe with shelving and hanging space, carpeted flooring, radiator, front facing window.

OUTSIDE FRONT

A gravel driveway provides parking for two cars. A gated side walkway offers additional storage and leads to the rear garden.

REAR GARDEN

A truly exceptional garden with multiple terraces, decks, patio with seating, pond with waterfall, lush mature planting and high privacy. Garden access from both sides, water tap, lighting and garden storage shed.

AGENT'S NOTE

The Council Tax band for this property is band 'A'.

SERVICES

The property benefits from mains water, mains electricity, mains drainage and mains gas.

DIRECTIONS

From the top of Tuckingmill Hill at the traffic lights, turn towards Camborne and at the bottom of Tuckingmill Hill turn left into Chapel Road, passing Warrior Discount Warehouse on the right and the property will be identified slightly further on, again on the right hand side. If Using What3Words: image.overtones.half

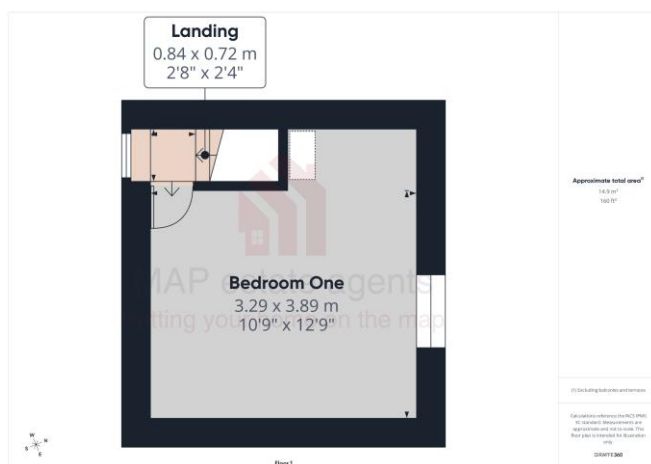


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Beautifully presented one bedroom cottage
- Generous living room with exposed beams
- Well equipped kitchen with space for dining table
- Double bedroom with large recessed wardrobe space
- Fully tiled, low-maintenance bathroom
- Utility area
- Gas central heating
- Rear garden with multiple terraces
- Driveway parking for two cars to the front
- Chain free sale



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