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**Polgine Close,
Troon, Camborne**

**£275,000
Freehold**





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Property Introduction

Situated within the village of Troon is this spacious detached bungalow located at the end of a quiet cul-de-sac.

Although the property requires a degree of updating and modernisation, the adaptable accommodation offers the option for either a three/four bedroom property or a two bedroom bungalow with a self-contained annexe. Internally, the bungalow has the benefit of sealed unit double glazed windows complemented by an electric heating system.

Approached via double gates, a driveway leads to a generous size garage/workshop having power connected. The gardens offer a good range of mature shrubs being to both front and rear with a lawn and accessed via the side.

Location

Troon is a small village located approximately one and a half miles from the town of Camborne. Being steeped in a rich industrial mining history, the village was important for the local tin and copper mines which contribute to the mining history of the area. Camborne itself offers a good range of shops and amenities with a mainline Railway Station operating to London Paddington and the north of England, as well as secondary schools, supermarkets and being ideally situated for accessing the main A30 trunk road.

The spectacular north coast, with its breathtaking, rugged scenery, is within a reasonable travelling distance accessing the popular surfing beaches, such as Porthtowan, Portreath and Gwithian. The cathedral city of Truro lies approximately twelve miles distant being the main centre in Cornwall for business and commerce and offers a good range of local and national retail outlets, along with its three-spired cathedral and the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE PORCH

Wall light. Door to:-

INNER HALLWAY

Night storage heater, built-in double storage cupboard and loft access. Door to:-

LOUNGE 12' 9" x 9' 9" (3.88m x 2.97m) plus recess

Sealed unit double glazed bay window to the front. Stone open fireplace, night storage heater and wall light points. Double doors to:-

KITCHEN 11' 11" x 10' 9" (3.63m x 3.27m) L-shaped, maximum measurements

Sealed unit double glazed window to the rear and half glazed door to the outside. Stainless steel single drainer sink unit with mixer tap, range of base and wall mounted storage cupboards and five-drawer storage unit. Built-in double oven, hob with extractor fan and range of working surfaces. Part tiling to walls, louvre door storage cupboard with immersion heater and a further shelved cupboard.

BEDROOM ONE 11' 9" x 9' 9" (3.58m x 2.97m)

Sealed unit double glazed window to the front. Night storage heater.

BEDROOM TWO 15' 3" x 9' 0" (4.64m x 2.74m) plus door recess

Sealed unit double glazed window to rear. Night store heater. Various built-in furniture.

BATHROOM

Sealed unit double glazed window to the rear. Corner bath, shower cubicle, close coupled WC and pedestal wash hand basin. Night storage heater and part tiling to walls.

INNER HALLWAY

Access to current annexe or to accommodate the existing accommodation.

ANNEXE BEDROOM 9' 7" x 7' 4" (2.92m x 2.23m)

Sealed unit double glazed window to the side. Built-in double wardrobe.

ANNEXE LOUNGE 12' 9" x 9' 4" (3.88m x 2.84m) maximum measurements

Sealed unit double glazed window to the front and circular sealed unit double glazed window to the side. Night storage heater and open stone fireplace.

ANNEXE KITCHEN 12' 1" x 9' 11" (3.68m x 3.02m) L-shaped, maximum measurements

Sealed unit double glazed window to the side. Stainless steel single drainer sink unit with mixer tap, base storage cupboards with drawers over, wall-mounted units and range of working surfaces. Part tiling to walls. Recess for fridge, extractor fan, night storage heater and airing cupboard with immersion heater.

ANNEXE BATHROOM

Sealed unit double glazed window to the side. Pedestal wash hand basin, panelled bath and close coupled WC. Part tiling to walls and night storage heater.

REAR ENTRANCE

Sealed unit double glazed door to the outside.

OUTSIDE FRONT

As previously mentioned, the property is approached via double timber gates with a driveway giving access to a generous size garage/workshop. The front garden is laid mainly to lawn with a good range of mature shrubs and a gateway giving access via the side.

GARAGE/WORKSHOP 23' 4" x 12' 11" (7.11m x 3.93m) maximum measurements

Single up and over door and pedestrian door to the rear and window. Stainless steel single drainer sink unit, electric light and power connected.

REAR GARDEN

To the rear garden, there is a further range of mature shrubs, lawn and access to a useful timber shed.

SERVICES

Mains drainage, mains water and mains electricity.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

DIRECTIONS

On entering Troon, on Newton Road, turn left signposted 'Polgine Lane'. Turn first right into Polgine Close where the property will be identified on the end of the cul-de-sac. If using What3words: lectured.purple.fire



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	32
EU Directive 2002/91/EC			



MAP's top reasons to view this home

- Spacious and adaptable detached bungalow
- Potential for either four bedrooms or two bedrooms with annexe
- Annexe with bedroom, lounge, kitchen and bathroom
- Vacant possession
- Double glazed windows and electric heating
- Private enclosed gardens
- Parking along with a large adjoining garage
- Quiet cul-de-sac location
- Requiring updating and modernisation
- Close to village amenities



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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