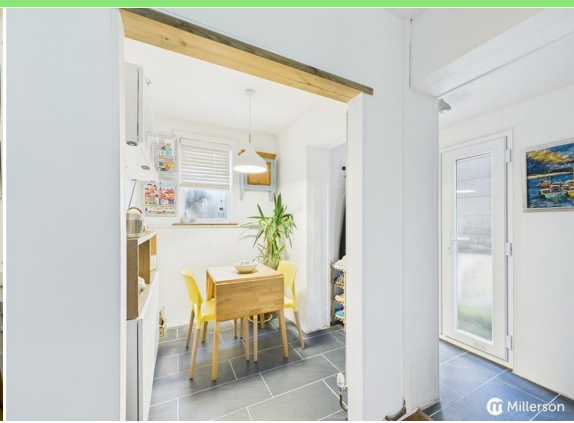




Troon Moor  
Troon  
Camborne  
TR14 9EX  
Offers Over £240,000

- POPULAR VILLAGE LOCATION
  - SEMI-DETACHED
  - 3 DOUBLE BEDROOMS
  - RECENTLY REFURBISHED
    - COUNCIL BAND A
  - FRONT AND REAR GARDENS
    - GAS CENTRAL HEATING
  - WALKING DISTANCE TO POST OFFICE, PHARMACY AND SCHOOL
  - SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area - 844.00 sq ft



#### PROPERTY DESCRIPTION

A beautifully presented three-bedroom semi-detached home that has been completely transformed by the current vendors. From the moment you step inside, the quality and attention to detail are immediately apparent, creating a home that is ready to move straight into, with high-end fixtures and fittings throughout, such as slate floor tiles, engineered oak flooring and doors, and Roca sanitary-ware.

The entrance hall is just a glimpse of all the beautiful finishes throughout with its stunning tiled floor. The ground floor boasts a bright and spacious living room running the full length of the home, flooded with natural light from the dual-aspect windows and centred around a lovely decorative fireplace. The modern kitchen has been cleverly reconfigured to incorporate the former outhouse, now offering a separate pantry area and a handy breakfast/dining area with double glazed patio doors leading outside.

Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles, all benefitting from recessed wardrobes.

The beautifully designed shower room would not feel out of place in a boutique hotel, with its gorgeous feature tiles, contemporary shower backing, and natural slate-effect shower tray. A large, level-access walk-in shower with both waterfall head and additional attachment completes the space. The beautiful finishes and tiles are mirrored in the separate WC.

The properties elevated position adds to the sense of privacy and you will find gardens to the front and rear. The rear garden is mainly laid to lawn for ease of maintenance, complemented by mature shrubs, and features a hard-standing area ideal for outdoor dining or as the perfect base for a shed or outbuilding. Offering excellent versatility and potential, the gardens provide plenty of scope, with the front area lending itself perfectly to a private seating spot or a more decorative garden filled with plants and flowers.

Ready to move straight into, this wonderful home presents an ideal opportunity for buyers looking for a spacious property that has already undergone a complete and thoughtful transformation.

#### 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 are measured by LiDAR)

#### ENTRANCE HALL

Housing the carpeted stairs with Solid Oak doors leading through to the living room and kitchen. Beautiful tiled flooring.

#### LIVING ROOM

Solid oak flooring with the focal point of a decorative fireplace. Dual-aspect double glazed windows overlooking both the front and rear gardens. Radiator.

#### KITCHEN/DINING ROOM

Continuation of the oak flooring and a newly fitted range of gloss base units, complemented by slate-effect composite worktops and tiled splashbacks. Four-ring gas hob with electric oven and grill, and extractor fan above. Two recessed areas, one currently used as a pantry and the other providing the perfect space for a large American-style fridge-freezer. Both are finished with the same beautiful tiles mirrored in the hallway. The kitchen also includes a one-bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, and two double-glazed windows overlooking the rear garden. Double glazed doors open onto path providing rear access to the garden from the dining/breakfast area, which is laid with slate flooring and features an upright radiator, an opaque-glass window to the front, and houses the gas boiler (installed four years ago and serviced annually). An oak door opens to a useful understairs storage area, currently used by the vendors to house condenser tumble dryer.

#### FIRST FLOOR

#### LANDING

Solid Oak doors leading to all three bedrooms, a separate WC, and the Shower room. At the top of the stairs, a recessed area has been cleverly transformed into a cosy reading nook, complete with a double-glazed window above. Carpeted flooring and access hatch to loft.

#### MASTER BEDROOM

A spacious room with ample space for a king-size bed alongside additional furniture. Benefitting from a recessed built-in wardrobe and two UPVC double-glazed windows looking out to the side and the front. Carpeted flooring and radiator.

#### BEDROOM TWO

A generous double bedroom positioned to the front elevation, with a UPVC double-glazed window overlooking the front aspect. Recessed wardrobes/ storage space over the bulkhead of the stairs, carpeted flooring and radiator.

#### BEDROOM THREE

To the rear elevation and overlooking the garden, the third bedroom can comfortably accommodate a double bed but equally serves as a generous single or versatile guest room. Recessed wardrobe with oak door, carpeted flooring and radiator.

#### WC

Continuation of the beautiful tiling from the Shower room, tiled floor, double glazed window with opaque glass and traditional-style WC.

#### SHOWER ROOM

Walk-in shower with level-access slate-effect tray and low-maintenance composite splash-backs. The boiler-fed shower is fitted with both a waterfall head and additional attachment. Large basin with storage below and mixer tap above all finished with beautiful half-height tiling. Opaque UPVC double-glazed window provides natural light and a handy recessed area offers the perfect spot for storage.

#### OUTSIDE SPACE

Accessed via a set of steps, the private front garden is bordered by mature plants and fencing offering privacy and laid to gravel for low maintenance. A pathway continues around the side of the property to the double doors opening into the breakfast room/kitchen, before reaching the generous rear garden. The rear is mainly laid to lawn and framed by plants and trees, with a hard-standing area ideal for a table and chairs. An outside light and tap complete the space.

#### AGENT NOTE

Please note there is a historic maintenance charge which is £2.43 a year. This is for the



cutting of the green strip in front of the home. The balance on the account is £118.08, so is paid for the next 48 years. This will remain on account.

#### DIRECTIONS

Entering Troon from Beacon continue to the centre of the Village, taking a left at the crossroads next to the shop. You will find the property on your left.

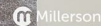
#### MATERIAL INFORMATION

Verified Material Information  
 Council Tax band: A  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard construction  
 Energy Performance rating: C  
 Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception  
 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: On Street  
 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: None  
 Coal mining area: No  
 Non-coal mining area: Yes



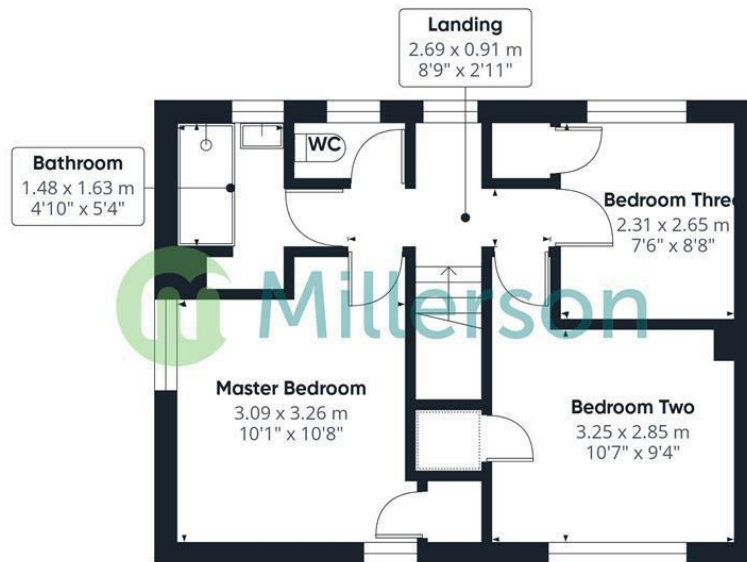
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

78.5 m<sup>2</sup>

844 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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