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**Chapel Close,
Tuckingmill, Camborne**

**Offers Over £195,000
Freehold**





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Property Introduction

Located at the end of a quiet residential cul-de-sac, this modern two-bedroom home offers spacious living accommodation, allocated parking, a private, low-maintenance rear garden as well as being conveniently located for quick access to the A30.

Internally, the property comprises porch, living room, spacious kitchen/dining room, separate utility area as well as a ground floor WC. To the first floor you will find a generous principal bedroom, a well-proportioned second bedroom and the family bathroom.

Having gas central heating and an easy-to-maintain layout, we feel this home would be ideal for first-time buyers, young families or those looking for a low maintenance property in a convenient location.

Location

The home is conveniently positioned within walking distance of local shops, supermarkets, restaurants and Heartlands Park. For those who enjoy walking, Tuckingmill Valley Nature Park and nearby woodland trails are close by. There are multiple secondary and primary schools all within a ten minute drive as well as a couple of further education colleges.

Situated in an ideal position for accessing the town centres of both Camborne and Redruth and being only a few minutes away from the A30 taking you to city of Truro which is approximately fifteen miles away. Camborne is an historic town with a rich industrial history - reminders being evident around the local area with former engine houses and mine workings. Within the town centre, there are a number of well known high street shops, as well as independent retailers with access to the mainline Railway Station with direct links to London Paddington and the north of England.

Tehidy Woods is also within a close proximity, being a popular destination for families to enjoy this wooded country park and is also the gateway to the north coast with its incredible clifftop walks and beaches such as Portreath and Porthtowan.

ACCOMMODATION COMPRISES ENTRANCE PORCH

Hard wearing coir matting to floor. Radiator, coving, and skirting boards housing the fuse board. Door leading into the:-

LIVING ROOM 12' 8" x 11' 8" (3.86m x 3.55m) maximum measurements

Triple panel uPVC double glazed window looking out to the front garden, open stairs, radiator, coving and skirting boards. Stairs to first floor. Carpeted flooring and radiator. Door leading to the:-

KITCHEN/DINING ROOM 12' 8" x 9' 7" (3.86m x 2.92m)

A generous room with a range of eye level and base units running in a U-shape to one side with marble effect laminate worktops incorporating a one and a half bowl stainless steel sink with mixer tap and extendable hose. Four ring gas hob with electric oven below and extractor fan above. Tiled splashbacks and slate effect tiled floor. Spaces for a washing machine and under-counter fridge/freezer. Plenty of space for a large dining table. uPVC double glazed window looking out to the private rear garden and door leading through to the:-

UTILITY SPACE 6' 9" x 3' 6" (2.06m x 1.07m)

Marble effect laminate worktop with space underneath for undercounter appliances. Wall mounted gas boiler. Continuation of slate effect flooring, door with opaque glass leading out to the rear garden, and door opening into the:-

CLOAKROOM

Low level WC and wash hand basin with tiled splashback. uPVC double glazed window with opaque glass, radiator, small access hatch to loft. Continuation of slate effect tiled flooring.

FIRST FLOOR LANDING

Access hatch to the loft. Carpeted flooring and access to:-

PRINCIPAL BEDROOM ONE 11' 6" x 9' 6" (3.50m x 2.89m)

A generous double room to the front elevation with uPVC double glazed window to the front with distant views of South Crofty mine works. Recessed wardrobe space, carpeted flooring and radiator.

BEDROOM TWO 9' 8" x 6' 11" (2.94m x 2.11m)

A comfortable single size room - perfect as a child's bedroom or even a work from home office. uPVC double glazed window looking out to the rear garden. Carpeted flooring and radiator.

BATHROOM

Bath with mains fed shower over, shower curtain rail, large pedestal wash hand basin and low level WC. uPVC double-glazed window with opaque glass looking out to rear. Tiled splashbacks and vinyl flooring.

OUTSIDE FRONT

A paved road takes you into Chapel Close, where you will find an allocated parking space for the property as well as ample on-street parking. Tucked away, a path with green takes to you a terrace of six houses benefiting from no passing traffic. A path leads up to the composite front door and the front garden is laid to gravel to both sides for low maintenance.

REAR GARDEN

A low maintenance private garden accessed from the utility space. A large paved patio rises to a lawn, with concrete hard standing providing the perfect spot for a shed. Tall fences provide maximum privacy and a wooden pedestrian gate opening to the rear walkway that runs along the rear of the terrace. External light and outside water tap.

SERVICES

Mains metered water, gas central heating and mains electric.

AGENT'S NOTE

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

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. Continue along the road and take the right signed Chapel Close where the property will be identified by our MAP For Sale board. If using What3words:- princely.chilling.enhanced

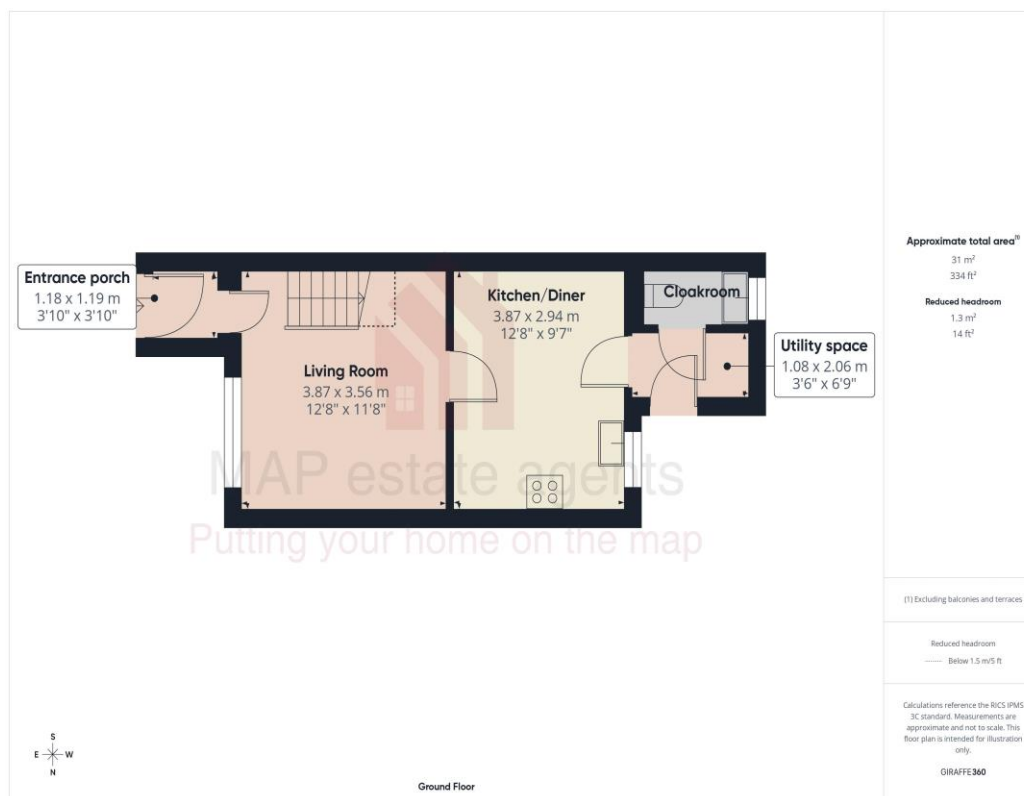


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- End of quiet cul-de-sac
- Council Tax band 'A'
- Separate living room
- Open plan kitchen/dining room
- Gas central heating
- Private rear garden
- Allocated parking
- Low maintenance
- Close to woodland walks
- Ground floor cloakroom



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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