



goundrys
SALES

Penwarne Close, Tolvaddon

Camborne

£168,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Situated in Penwarne Close, this well-maintained two-bedroom mid-terrace property, is presented in good order throughout and offers comfortable living, in our opinion, making it ideal for first-time buyers, investors, or those looking to downsize.

On the ground floor, the accommodation comprises a welcoming living room with stairs rising to the first floor, and a separate kitchen which we feel offers enough space to also be utilised as a dining area. The living room also boasts a multi fuel stove – providing a warm focal point. Upstairs, there are two bedrooms and a family bathroom. The latter comprises shower over bath, hand wash basin and WC.

Outside, the front garden is predominantly laid to lawn, while the rear garden provides a compact space with room for outdoor seating, a large storage shed, and an additional smaller garden shed.

A well-loved home in a convenient location, early viewing is recommended,

Location

Found in West Cornwall, Tolvaddon is a village that offers the perfect balance of community and convenient access. Located just outside Camborne and close to Redruth and Pool, it's ideally positioned for reaching the A30.

Nature is not far away here – with Tehidy Woods and nearby coastal villages offering a range of outdoor activities from woodland walks to scenic cycling routes. Nearby, Redruth is a thriving town that blends its rich mining history with modern-day living. The town centre offers a mix of independent shops, cafés, and essential amenities. Redruth's excellent transport links, including a mainline railway station with direct services to Truro, Plymouth, and London Paddington, make it ideal for commuters and those seeking accessibility.

Information

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and





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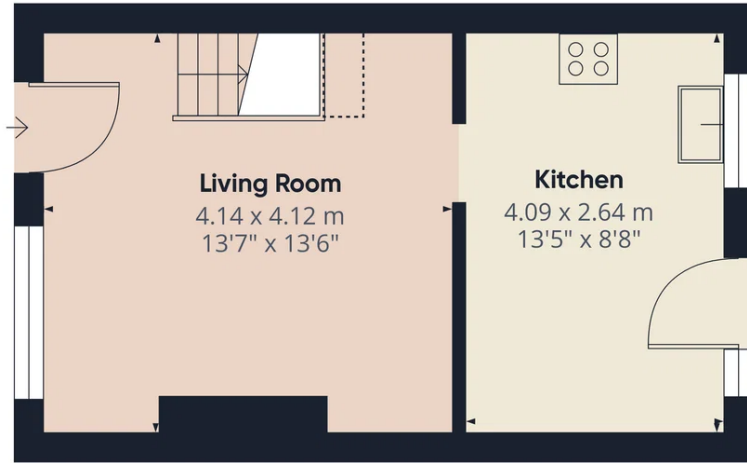
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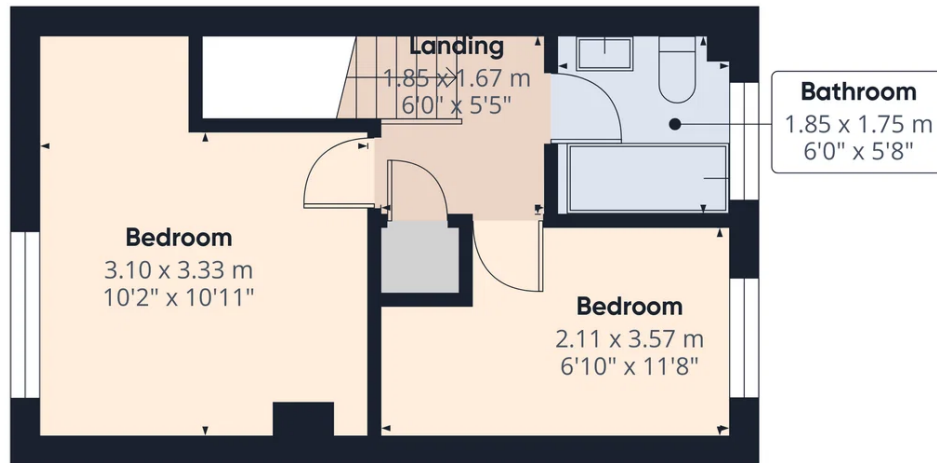
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Ground Floor



Floor 1



Approximate total area^m

52.5 m²
565 ft²

Reduced headroom

0.3 m²
4 ft²

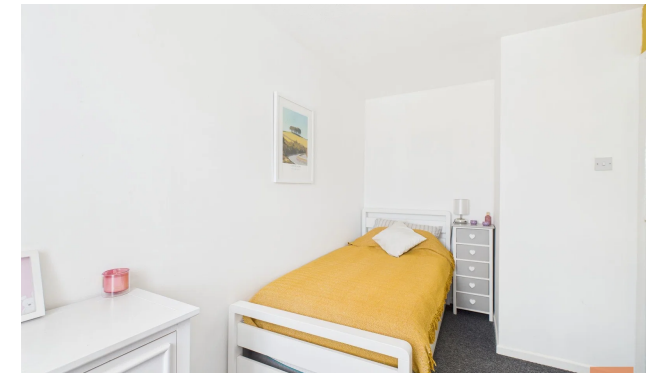
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>