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Putting your home on the map

**Tregarrian Road,
Tolvaddon, Camborne**

**Guide Price £80,000
Freehold**





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Property Introduction

A two-bedroom end of terrace house offering an excellent refurbishment opportunity for buyers seeking a project. The property now requires total refurbishment and modernisation throughout, providing the perfect blank canvas to redesign and upgrade to individual taste. The accommodation comprises of lounge and a kitchen/diner - providing a sociable living space with scope to modernise and enhance. Upstairs are two bedrooms and bathroom.

The end of terrace position adds to the appeal, offering additional privacy and flexibility compared to mid-terrace homes. Externally, the front and rear gardens provide space for outdoor seating, gardening or family use, whilst the garage offers secure parking or additional storage. We feel this property will be of particular interest to investors, developers or owner occupiers looking to add value. Once modernised, it has the potential to become an attractive home in a popular residential setting. Early viewing is recommended to appreciate the potential on offer.

Location

Ideally placed for access to the A30 and the out of town shopping outlets at Pool, Tolvaddon is equidistant from the major towns of Camborne and Redruth, both of which are two and a half miles distant, here there are national and local shopping outlets, banks and main line Railway Stations. Camborne is situated centrally within West Cornwall and offers a wide range of traditional shopping, banking and schooling facilities, as well as a main train and bus station and further educational opportunities at Cornwall College.

The north coast is approximately three miles away, and offers a number of pleasant sandy beaches, generally popular with those who enjoy surfing, as well as miles of unspoilt rugged coastline. The area also has several nearby golf courses such as Tehidy and West Cornwall at Lelant. The A30 dual carriageway is easily accessible from the property and offers access to the neighbouring towns of Penzance, St Ives, Hayle, Redruth and the cathedral city of Truro.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Door to:-

LOUNGE 14' 0" x 13' 10" (4.26m x 4.21m) maximum measurements

Window to front. Stairs rising to first floor. Door to:-

KITCHEN/DINER 13' 11" x 8' 6" (4.24m x 2.59m)

Window and door to rear elevation.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 10' 9" x 10' 6" (3.27m x 3.20m) plus recess

Two windows to front elevation.

BEDROOM TWO 9' 5" x 7' 4" (2.87m x 2.23m)

Window to rear elevation.

BATHROOM

Window to rear elevation.

SERVICES

Mains water, mains drainage and mains electricity (connection not confirmed).

AGENT'S NOTE

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

GARAGE 16' 0" x 8' 6" (4.87m x 2.59m) maximum measurements

Located to the rear of the property with an up and over door.

DIRECTIONS

From the A30 west take the exit sign to Portreath and turn right under the A30, take the second turning left signpost Portreath/Tehidy/Tolvaddon and take first left into Tregarrian Road. Continue a short distance where you'll see Premier Stores. The property is located just past the shop on the left hand side. If using What3words:- relations.amazed.bluntly

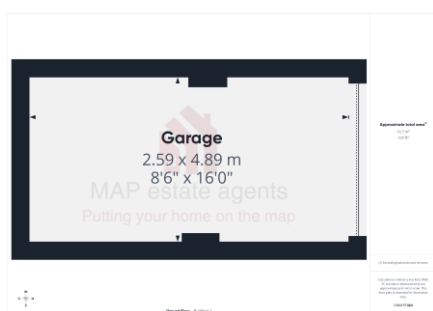
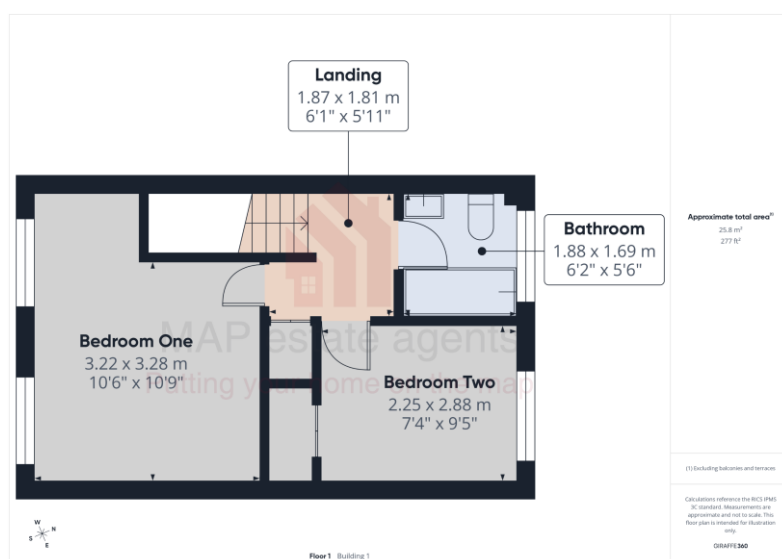


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		80
D (55-68)		
E (39-54)		
F (21-38)	43	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Refurbishment and modernisation required
- End of terrace house
- Two bedrooms
- Lounge
- Kitchen/diner
- Bathroom
- Front and rear gardens
- Garage



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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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