



Treberran Gardens

Tolvaddon

Camborne

TR14 0HB

Asking Price £160,000

- END OF TERRACE HOUSE
  - NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
  - GARAGE
- POPULAR RESIDENTIAL LOCATION
- GENEROUS ENCLOSED GARDEN
- REQUIRES SOME REFURBISHMENT
  - IDEAL FIRST HOME
- OVERLOOKING GREEN AMENITY SPACE
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 645.84 sq ft



### PROPERTY DESCRIPTION

Situated within the popular residential development of Tolvaddon and overlooking green amenity space is this end of terrace home offered for sale with no onward chain. The property does require some refurbishment however presents the perfect opportunity for a first time buyer or investing having been successfully let for the past 15 years. Internally the accommodation comprises an entrance porch, lounge, kitchen/diner, two double bedrooms and bathroom. Externally there are generous sized gardens to the front and rear along with a single garage in a nearby block.

### LOCATION

Tolvaddon is a popular residential development, conveniently located on the outskirts of Camborne and Pool. Tehidy Woods with its 250 acres of public woodland is only 1 mile away and is only 2.5 miles from the beach and harbour village of Portreath. 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 benefits from a range of retail and leisure facilities, schools for all ages, doctors surgeries, and bus station. Several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

uPVC double glazed door leading into:

#### ENTRANCE PORCH

Double glazed to sides. Tiled floor. Doorway leading into:

#### LIVING ROOM

14'2" x 14'2" (4.33 x 4.31)

uPVC window overlooking the front elevation, feature fireplace, pendant light fitting, night storage heater, doorway leading into:

#### KITCHEN/DINER

14'2" x 8'5" (4.31 x 2.57)

Wall and base units with work surfaces over, stainless steel sink and drainer, ceiling light, space for an electric oven, panelled splashback, space for dining table, uPVC window overlooking rear elevation and a uPVC door leading out to the garden.

### FIRST FLOOR

#### LANDING

Access to the loft hatch, pendant light fitting and doors to all rooms.

### BEDROOM ONE

10'8" x 11'1" (3.25 x 3.38)

Two uPVC windows overlooking the front elevation and pendant light fitting.

### BEDROOM TWO

9'6" x 7'6" (2.89 x 2.28)

uPVC window overlooking the rear elevation, pendant light fitting and wardrobe.

### BATHROOM

6'2" x 2'10" (1.87 x 0.87)

Low level W/C, panelled bath, sink basin with pedestal, tiled surround, ceiling light, uPVC window overlooking the rear elevation.

### OUTSIDE

The property is approached through a pedestrian gate into a lawned front garden intersected by a pathway with mature hedged borders.

The rear enjoys a generous enclosed garden which includes a patio area which is perfect for alfresco dining, along with a garden gate to provide rear access.

### GARAGE

There is a single garage located within a nearby block.

### DIRECTIONS

Travelling from the main cross roads in Pool by Costa and KFC, head towards the A30 proceeding under the bridge and then first left by the Fire station. Take the next right into Polwheal Road and Treberran Gardens is in the top right hand corner at the head of the Cul De Sac. The garage and parking is accessed through Boswithian Road which is on the right before the head of the Cul De Sac. Follow the road around to the left where the garage can be found at the top on the left hand side.

### MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax: band A, £1,481/year

EPC rating: D

The building

End-terrace house, standard construction

1 bathroom, 1 reception



#### Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only

Heating features: Double glazing and night storage

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone great, Three great, EE good

Parking: Garage En Bloc

#### Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Non-coal mining area: yes

Title register restrictions (CL48508):

- Conveyance of land dated 12 March 1918 subjects the land to various obligations, including repair of boundaries and contribution to maintenance of communal infrastructure.

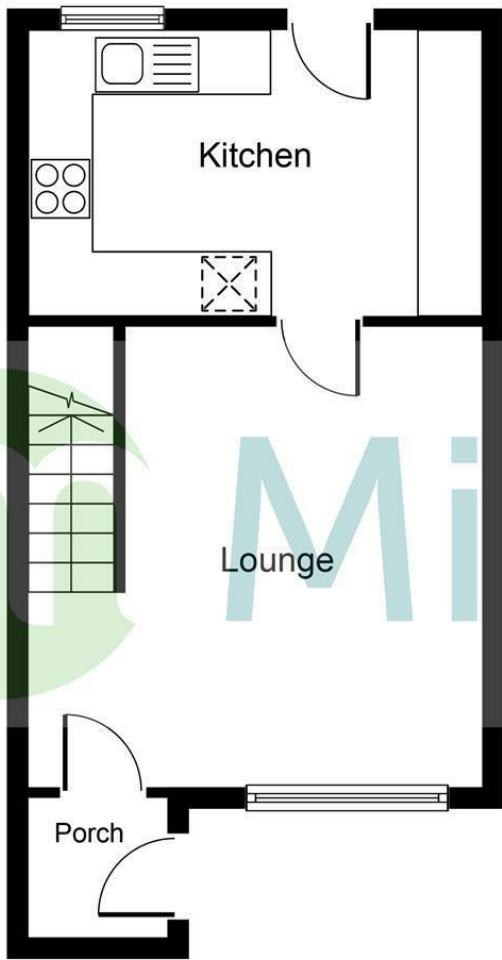
- Conveyance of land dated 6 November 1919 also subjects the land to similar obligations.

- Conveyance dated 23 October 1975 includes covenants that restrict use of the property to private dwelling and garage, to maintain fences, not keep certain animals, not to store vehicles on property, among other restrictions.

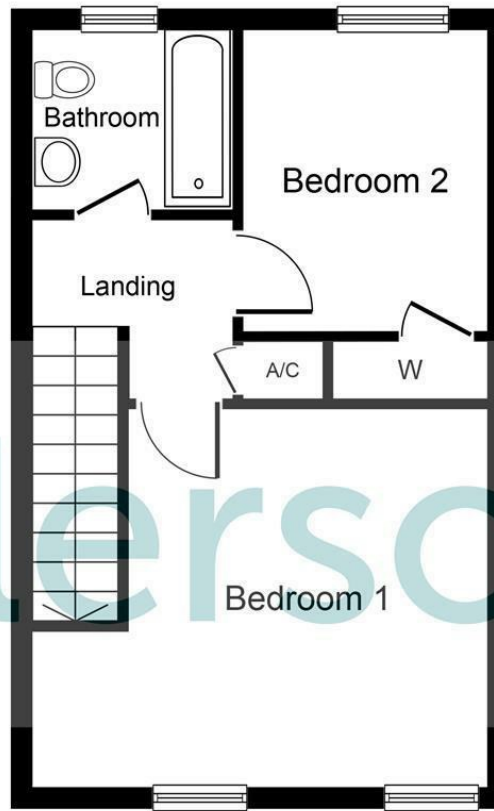
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



**Ground Floor**



**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

