



Newton Road

Troon

Camborne

TR14 7SJ

Offers In The Region Of  
£300,000

- END TERRACE FAMILY HOME
  - FOUR BEDROOMS
- BATHROOM AND SHOWER ROOM
- LOUNGE AND DINING ROOM
  - KITCHEN
- DRIVEWAY FOR TWO VEHICLES
  - ENCLOSED SUNNY REAR GARDEN
- QUIET SET BACK EDGE OF VILLAGE LOCATION
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 1120.10 sq ft



4



2



2



C72

### PROPERTY DESCRIPTION

Quietly set back from the road is this spacious end of terrace family home situated between the villages of Troon and Beacon. The accommodation is well presented and perfectly suited to a growing family offering a welcoming entrance hall with utility cupboard, a well appointed shower room, kitchen, well proportioned dining room opening into and equally generous living room, four comfortable bedrooms and additional family bathroom. Outside, a driveway provides parking for two vehicles whilst the rear enjoys a child and pet friendly, sunny enclosed garden. Other benefits include double glazing, gas central heating and an electric car charging point.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

#### ENTRANCE HALL

A welcoming entrance hall with tiled flooring, plenty of cloak hanging space, utility cupboard housing combination boiler and space for washing machine, doors to shower room and kitchen

#### SHOWER ROOM

A well appointed shower room comprising double shower cubicle, W.C with high level cistern and hand basin with chrome towel rail, heated mirror, tiled walls, patterned tiled flooring, heated towel rail.

#### KITCHEN

A range of matching base and wall units with granite effect work surfaces and tiled splash backs, stainless steel sink with double drainer, spaces for dishwasher, fridge and oven, fitted extractor hood, wood effect laminate flooring, additional storage area, double glazed window, door to rear garden, door into:

#### DINING ROOM

A comfortable dining space with granite feature fireplace, double glazed window, radiator, stairs to first floor, open into:

#### LOUNGE

A well proportioned living space with granite feature fireplace, double glazed sash style window, radiator.

#### FIRST FLOOR

#### LANDING

Doors to bedrooms and bathroom.

#### BEDROOM ONE

A large master bedroom with double glazed sash style window and radiator.

#### BEDROOM TWO

Double glazed window and radiator.

#### BEDROOM THREE

Double glazed sash style window and radiator.

#### BEDROOM FOUR

Double glazed window, radiator, built-in storage cupboards.

#### BATHROOM

A modern, white three piece bathroom suite comprising bath with electric shower over and tiled surround, W.C and hand basin with tiled splash backs, fitted cupboard and concealed cistern, heated mirror, heated towel rail, obscure double glazed window.

#### OUTSIDE

The property is approached over a driveway providing comfortable parking for two vehicles which also has the benefit of an electric car charging point whilst the rear enjoys a level, enclosed sunny garden perfectly suited for children and pets with its level lawn, storage sheds and decked patio.

#### MATERIAL INFORMATION

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

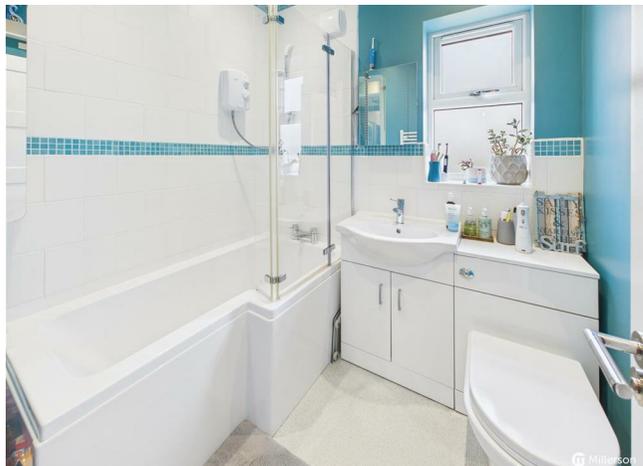
Non-coal mining area: Yes

Energy Performance rating: C



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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.





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

1120.1 ft<sup>2</sup>  
104.06 m<sup>2</sup>

**Reduced headroom**

10.23 ft<sup>2</sup>  
0.95 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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.

GIRAFFE360

## Needing To Sell?

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

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents  
29 Commercial Street  
Camborne  
Cornwall  
TR14 8JX

E: [camborne@millerson.com](mailto:camborne@millerson.com)

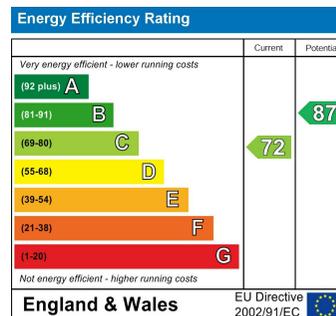
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