Chapel Road
Tuckingmill
Camborne
TR14 8QY

Offers In The Region Of £170,000

- WELL PRESENTED TERRACED COTTAGE
- NO ONWARD CHAIN
- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR COURTYARD
- MODERN KITCHEN AND SHOWER ROOM
- IDEAL FIRST HOME OR INVESTMENT
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - A

Floor Area - 560.00 sq ft

PROPERTY DESCRIPTION
Offered for sale with no onward chain is this mid terraced cottage, perfectly suited to first time buyers or investors looking to let. The property is set back from the road with on street parking available with light and bright accommodation comprising a living room, kitchen, shower room and two bedrooms whilst the rear enjoys a low maintenance, sunny paved courtyard style garden. Other benefits include double glazing and gas central heating.

LOCATION
Chapel Road is location off the main road on the fringes of Tuckingmill and close to the village of Brea. Tuckingmill sits between the towns of Camborne and Redruth. Both towns offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline rail way providing transport links through the county and beyond. There are several beaches within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL
(All dimensions are approximate and measured by LiDAR)

ENTRANCE
Double glazed door into:

LIVING ROOM
15'9" x 11'5" (4.80 x 3.48)
Double glazed window, radiator, stairs to first floor.

KITCHEN
14'9" x 5'5" (4.50 x 1.65)
A light and bright modern kitchen fitted with a range of matching base and wall units, wood effect work surfaces with complimentary tiled splash backs, one and half bowl stainless steel sink with mixer tap and drainer, integrated oven, hob and extractor, spaces for washing machine and fridge/freezer, tile effect flooring, double glazed window, sky light, through to:

REAR HALL
Space for tumble dryer, wall mpounted combination boiler, tile effect flooring, double glazed door to rear courtyard, door into:

SHOWER ROOM
6'3" x 5'4" (1.91 x 1.63)
A three piece shoer suite comprising shower cubicle with easy clean surround, W.C and hand basin with tiled splash back, tile effect flooring, obscure doble glazed window.

FIRST FLOOR

BEDROOM ONE
11'9" x 9'0" (3.58 x 2.74)
A comfortable double bedroom with double glazed window and radiator.

BEDROOM TWO
8'5"x 6'4" (2.57x 1.93)
A single bedroom with fitted bed, double glazed window, radiator, built-in storage cupboard.

OUTSIDE
The property is slightly set back from the road with on street parking available. The rear enjoys a sunny enclosed courtyard style garden which paved for ease of maintenance with a gate for rear access.

DIRECTIONS
From the main junction at the top of Tuckingmill, proceed down the hill Camborne bound turning left at the bottom at the cross roads onto Chapel Road. Passing Warriors Warehouse on your right hand side, the property can be found a short distance after on the same side.

MATERIAL INFORMATION
Council Tax band: A
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - OK
Parking: Communal
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
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No

Non-coal mining area: Yes

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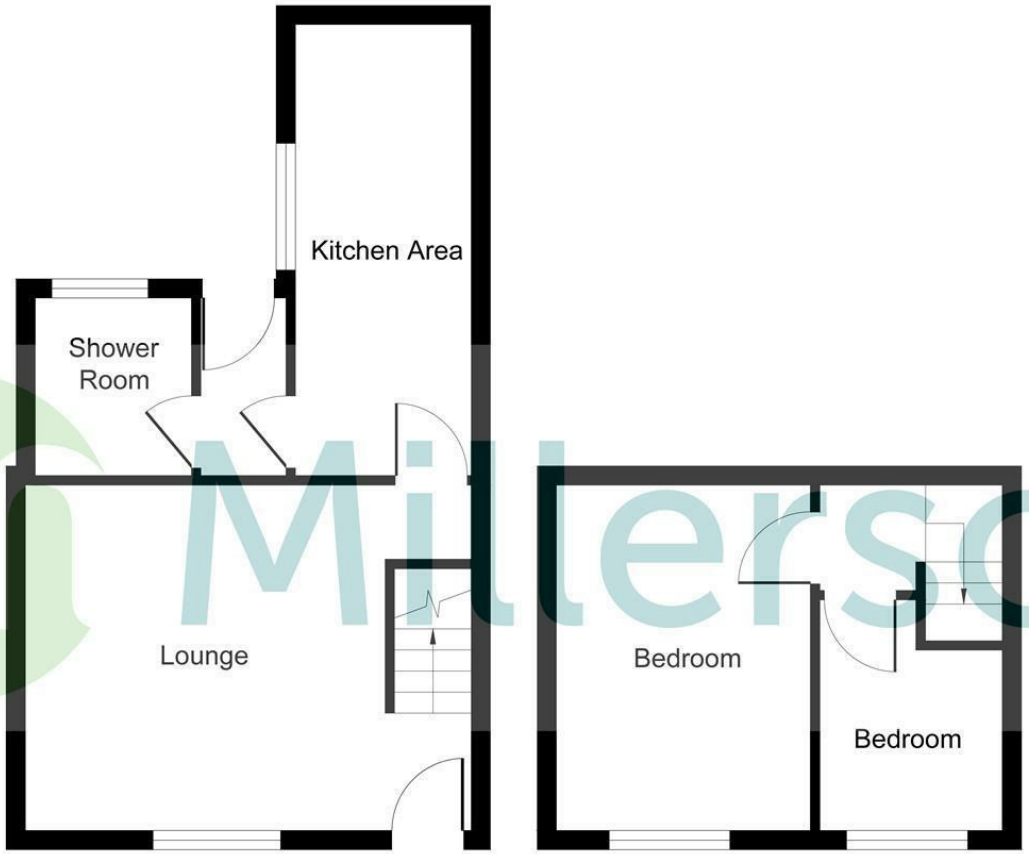
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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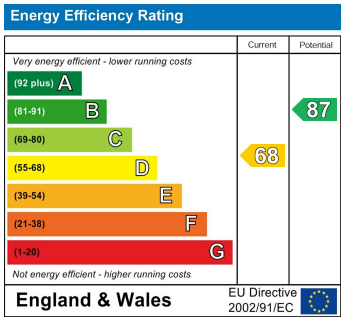

Needing To Sell?

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

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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