

Polgine Lane  
Troon  
Camborne  
TR14 9DY

Asking Price £265,000

- DETACHED THREE BEDROOM BUNGALOW
- PLEASANT ENCLOSED REAR GARDEN
  - DETACHED GARAGE
  - FULLY OWNED SOLAR PANELS
  - DRIVEWAY PARKING
- RECENTLY INSTALLED DOUBLE GLAZING
- WELL REGARDED CUL-DE-SAC LOCATION
  - OFF ROAD PARKING
  - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 867.00 sq ft



#### DESCRIPTION

A three bedroom detached bungalow in a popular Cul-De-Sac location with the benefit of garage and off road parking. The property has been enhanced in recent years with new double glazing across most of the property and an electrically operated garage door. Cosmetic enhancements would bring the property to an excellent standard throughout. Located in the ever popular Polgine Lane, the property is situated within a peaceful Cul-De-Sac yet enjoys close connections to the village. Of note are fully owned solar panels. All in all a well proportioned three bedroom detached bungalow with off road parking and garage in a popular village location.

#### LOCATION

Troon is a popular village with all the amenities you would expect such as a post office, local shop, primary school and pharmacy. Surrounded by the countryside, you have the stunning woods of Killivose, full of bluebells in the spring and numerous public footpaths to enjoy. Troon has a strong community feel to it with an annual duck race at easter down the river on Pendarves as well as a Christmas lights competition. The neighbouring village of Beacon offers a Butchers shop as well as a Pub and Fish and Chip Shop. The town of Camborne is around 3 miles away and offers excellent primary and secondary school options as well as a train station with direct links to London Paddington. The historic harbour town of Falmouth is only a 15-minute drive away and the city of Truro is easily accessible via the A30 in around 20 minutes, The incredible beaches of the North Coast are only a short drive away providing the most waves, sunsets and coastal walks.

#### ACCOMMODATION IN DETAIL

All dimensions are approximate and are measured by LiDAR

#### ENTRANCE

UPVC double glazed obscured door opening into:

#### ENTRANCE PORCH

Laminate flooring. Open access into side storage room. Radiator. Timber glazed door opening into Kitchen.

#### SIDE STORE

This useful additional room has been created to provide storage space and has even been used as a small office space in the past. The room could very easily be opened up into the Kitchen or entrance hall if required. UPVC double glazed window to side elevation.

#### KITCHEN/DINING ROOM

Laminate flooring. A well proportioned Kitchen with a range of floor standing and wall mounted cupboard and drawer units with roll top work surfaces over. Mosaic tiled splashback. Space for dishwasher. 1 1/2 bowl

Stainless steel sink unit with drainer board and mixer taps over. UPVC double glazed picture window to side elevation. UPVC double glazed door leading out into Driveway. Space for Oven. Space and plumbing for washing machine, Larder cupboard. Space for fridge/Freezer. Space for table and chairs. Radiator. Doorway opening into:

#### REAR HALLWAY

Doors to all three Bedrooms, Living room and Bathroom. Airing cupboard with wooden slatted shelving. Loft hatch.

#### LIVING ROOM

A very pleasant main reception room with sizeable UPVC double glazed picture window to front elevation overlooking the front garden. Blocked fireplace with tiled hearth and timber surround and mantel. Radiator.

#### BEDROOM ONE

A lovely light room with UPVC double glazed French doors leading out into the rear garden. Built in triple wardrobe.

#### BEDROOM TWO

Another well proportioned double bedroom with UPVC double glazed window to rear elevation. Built in wardrobe.

#### BEDROOM THREE

Another spacious bedroom which is currently utilised as a formal dining room. UPVC double glazed window to side elevation

#### OUTSIDE

To the front of the property there's a pleasant level lawn which is interspersed with a wide range of trees plants and shrubbery, creating a lovely mature space and providing a lovely private area. An approximately 6' X 6' greenhouse situated in a sunny spot and will stay with the property. To the side of the front garden there's a driveway which runs adjacent to the property and provides parking for two to three vehicles, and accesses the garage. The the side of the driveway there's direct access into the Kitchen.

#### TO THE REAR

To the rear of the property there's a very pleasant, private and sheltered level rear garden with a generous level lawn. There's a slightly raised stone paved patio perfect for outside dining. Access to both sides of the property and access into the detached garage.

#### GARAGE

A detached single garage with electrically operated roller door. Glazed window to rear. A spacious garage with a useful workshop area to the rear, with a pedestrian door into the rear garden.



## DIRECTIONS

From Camborne proceed through the village of Beacon, progressing into Troon at its conclusion. Proceed through Troon, turning left just before Troon Motors into Polgine Lane. Follow the road and take the second right hand turn, where the property will be found a short distance along on the right hand side. .

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and 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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lateral living

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





Polgine Lane, Troon, Camborne, TR14 9DY

or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
80.6 m<sup>2</sup>  
867 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

29 Commercial Street  
Camborne  
Cornwall  
TR14 8JX

E: [camborne@millerson.com](mailto:camborne@millerson.com)  
T: 01209 612255  
[www.millerson.com](http://www.millerson.com)

Scan QR For Material Information



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

