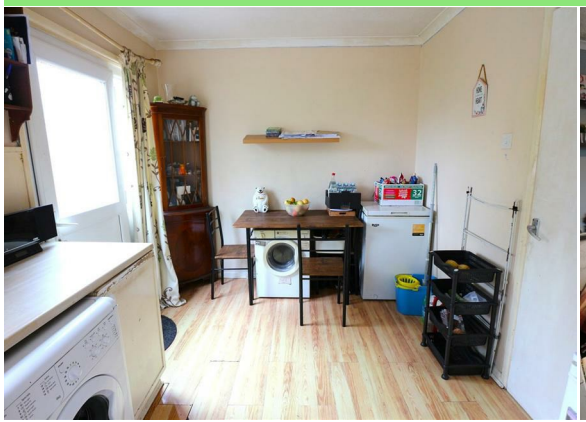
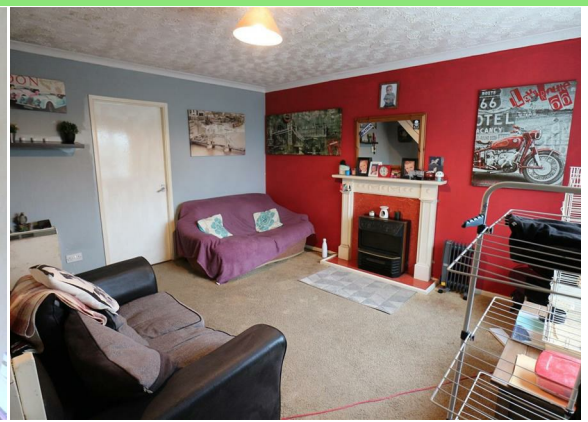


Treberran Gardens
Tolvaddon
Camborne
TR14 0HB

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







Millerson
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 645.84 sq ft


2


1


1


D59

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 or 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

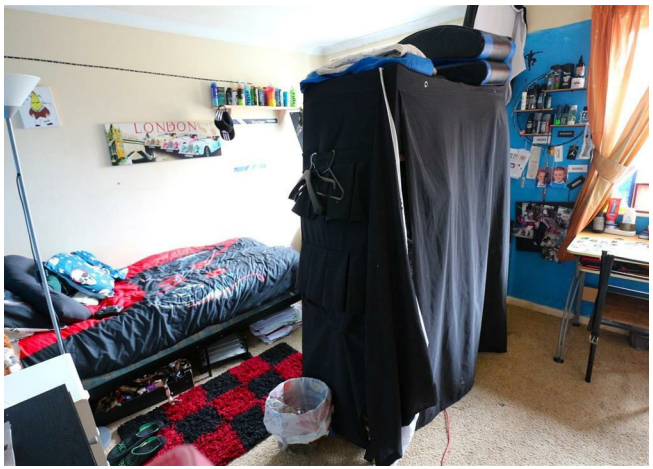


Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing and night storage
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone great, Three great, EE good
Parking: Garage En Bloc

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.

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.



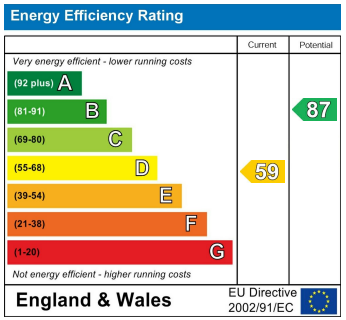




Ground Floor **First Floor**

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

Copyright V360 Ltd 2024 | www.houseviz.com



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
T: 01209 612255
www.millerson.com

Scan QR Code For Material Information

Scan me!

Millerson
millerson.com