

Chapel Square

Troon

Camborne

TR14 9EA

Asking Price £280,000

- IMMACULATE DETACHED BUNGALOW
- QUIET CUL DE SAC LOCATION
- LEVEL LOW MAINTENANCE PLOT
  - TWO DOUBLE BEDROOMS
  - TWO RECEPTION ROOMS
  - LARGE CONSERVATORY
- BATHROOM AND SHOWER ROOM
- GARAGE AND GATED DRIVEWAY
  - GAS CENTRAL HEATING
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 1013.00 sq ft



### PROPERTY DESCRIPTION

Situated in a quiet tucked away Cul De Sac in the popular village of Troon is this well presented detached bungalow set on a generous level, low maintenance plot. The accommodation briefly comprises an entrance vestibule, lounge with multi fuel stove, large conservatory, kitchen, dining room which was previously a third bedroom, a large master bedroom, second double bedroom, bathroom and separate shower room. Outside, The bungalow is approached through double vehicular gates onto a large driveway laid to gravel and Tarmac with secondary double gates to the side to a further gravelled parking area. Including the single garage there is provision for parking up to five cars in total. To the rear you will find a sunny, private enclosed garden which is laid to a combination of paving and gravel for ease of maintenance. The property also benefits from double glazing and gas central heating.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Obscure double glazed door into:

#### ENTRANCE VESTIBULE

Tiled flooring, radiator, doors to shower room and lounge.

#### SHOWER ROOM

Previously a cloak room and now fitted with a shower cubicle and hand basin, tiled walls, tiled floor, radiator, extractor fan, obscure double glazed window.

#### LOUNGE

17'5" x 9'11" (5.31 x 3.01)

A warm living space with multi fuel stove and stone surround, radiator, sliding patio doors into:

#### CONSERVATORY

21'8" x 9'3" (6.61 x 2.81)

A superb addition to the home offering an alternative living space with double glazed windows, radiator, wood effect flooring, ceiling fan, patio doors to front garden.

#### KITCHEN

10'11" x 9'11" (3.33 x 3.03)

Fitted with a range of matching base and wall units with stone effect work surfaces, tiled splash backs, one and half bowl stainless steel sink with mixer tap and drainer, inset lighting, oven and washing machine, radiator, tiled floor, double glazed window.

### DINING ROOM

12'11" x 9'11" (3.93 x 3.03)

Formerly a bedroom and now a lovely dining room with patio doors to rear garden, radiator, door into:

### MASTER BEDROOM

19'7" z 12'0" inc wardrobe (5.96 z 3.65 inc wardrobe)

An impressive, dual aspect master bedroom with 6 door fitted wardrobes, double glazed windows to front and rear, radiator, additional built-in cupboard.

### BEDROOM TWO

9'11" x 9'2" (3.01 x 2.8)

A second double bedroom with double glazed window and radiator.

### BATHROOM

A white three piece bathroom suite comprising bath with vintage style shower attachment, W.C and hand basin, tiled walls, heated towel rail, tile effect flooring inset lighting, obscure double glazed window.

### OUTSIDE

The bungalow sits on a generous level plot in a quiet Cul De Sac and is approached though double vehicular gates which open onto a part gravelled, part tarmac driveway with plenty of secure parking parking for five cars including the garage. To the front is a gravelled patio and a pedestrian gate leads into the rear where you will find a lovely, private garden which is laid to a combination of paving and gravel for ease of maintenance. There is also a fish pond, tool shed and high fencing for security and privacy.

### GARAGE

16'10" x 7'7" (5.14 x 2.32)

up and over door, light and power.

### MATERIAL INFORMATION

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

Property type: Bungalow

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 and Wood burner

Broadband: FTTP (Fibre to the Premises)

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



Parking: Garage, Driveway, Gated, Off Street, Private, Garage En Bloc, and On Street  
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: Wide doorways, Level access, and Level access shower  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: Survey Instructed

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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

Approx. 94.1 sq. metres (1013.0 sq. feet)



Total area: approx. 94.1 sq. metres (1013.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## 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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