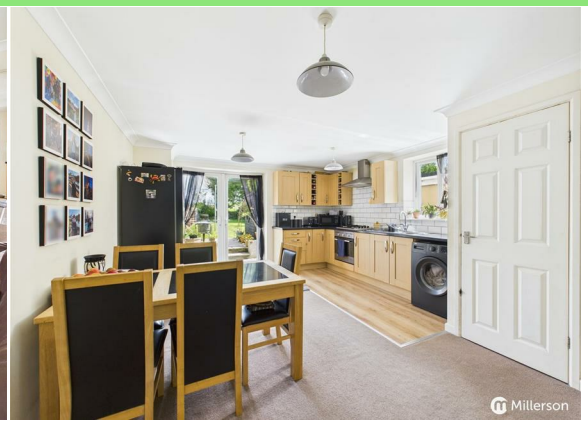
Fore Street
Troon
Camborne
TR14 9EF

Asking Price £220,000

- MID TERRACED FAMILY HOME
- THREE BEDROOMS
- LARGE KITCHEN/DINING ROOM
- SPACIOUS LIVING ROOM
- FIRST FLOOR FOUR PIECE BATHROOM
- LARGE SUNNY REAR GARDEN
- GAS CENTRAL HEATING
- VILLAGE LOCATION
- POTENTIAL FOR PARKING
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 860.00 sq ft

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PROPERTY DESCRIPTION
Situated in the popular village of Troon is this spacious extended cottage, perfectly suited to first time buyers or a growing family. The home is nicely set back from the road through a front courtyard and into an entrance hall leading into a good sized living room. This opens into a family sized kitchen/dining room with plenty of space for table and chairs and patio doors opening onto the rear garden. The first floor comprises a large master bedroom, second double bedroom and a third single room along with a family sized four piece bathroom. Outside, the rear enjoys a large rear garden with patio area, storage shed and an expansive level lawn, all enclosed making a safe space for children and pets. There is also the potential to create parking at the rear as the property benefits from a rear access if required. The home also offer gas central heating and double glazing.

LOCATION
Troon is a quiet and popular village situated just 1.5 miles from Camborne. The village offers a range of amenities including a local primary school, convenience store with post office, chemist, Football Club, play park and woodland walks. 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 offers a wide range of retail and leisure facilities, schools for all ages and several beaches are 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:

ENTRANCE HALL
Stairs to first floor, radiator, door into:

LIVING ROOM
A good sized living room with space two large sofas, double glazed window, wall mounted electric fire, radiator, door into:

KITCHEN/DINING ROOM
A large family sized kitchen fitted with a range of matching base and wall units with granite effect work surfaces and complimentary tiled splash backs, integrated electric oven with gas hob and extractor hood, spaces for large fridge/freezer and washing machine, wood effect flooring, dining area with space for a large table and chairs, radiator, under stairs storage cupboard, additional cupboard housing combination boiler.

FIRST FLOOR

LANDING
Loft access hatch, airing cupboard, doors to bedroom and bathroom.

BEDROOM ONE
A large master bedroom with double glazed window over looking the rear garden and fields beyond, radiator, spaces for wardrobes.

BEDROOM TWO
A second double bedroom with double glazed window, radiator, built-in wardobe.

BEDROOM THREE
A third single room with double glazed window and radiator.

BATHROOM
A good sized four piece family bathroom comprising bath with part tiled surround and shower attachment, separate shower cubicle with easy clean surround, W.C and hand basin, wood effect flooring, chrome effect heated towel rail, obscure double glazed window, extractor fan.

OUTSIDE
The property is set back form the road accessed through a pedestrian gate into a front courtyard. The rear enjoys a larger than expected garden which is enclosed and perfectly suited for children and pets. A paved patio with storage shed leads onto a long lawn and offers plenty of sunshine. Beyond the garden is an adjoining field which the property has a right to access therefore parking could be created if required.

DIRECTIONS
Travelling from Camborne train station, proceed up the hill into the village of Beacon continuing right through and into the village of Troon. Before you approach the centre of the village with the local shop, the property can be found on your left hand side.

MATERIAL INFORMATION
Council Tax band: A
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: C
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: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: None
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.

Approximate total area[1]

860 ft²

(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.

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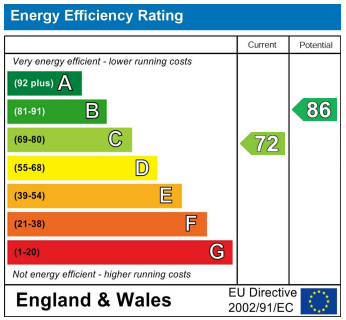

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