



Chapel Road
Tuckingmill
Camborne
TR14 8QY

Asking Price £180,000

- END OF TERRACE COTTAGE
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS
 - DRIVEWAY
 - CHARACTER FEATURES
- GENEROUS REAR GARDEN
- CONVENIENT LOCATION
 - NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 746.00 sq ft



3



1



2



F24

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this end of terraced character cottage, conveniently located on the edge of Tuckingmill. The property would benefit from some modernisation with the accommodation comprising an entrance hall, living room, dining room, kitchen, shower room and three bedrooms. Outside, a driveway provides off road parking for two cars whilst the rear enjoys a lawned garden with patio, two sheds and greenhouse. Gas is also connected to the property. Perfectly suited to first time buyers or a growing family to make their mark on this well loved home.

LOCATION

Chapel Road is a quiet and convenient road situated on the edge of Tuckingmill near Camborne. 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

Door to living room and opening into dining room.

LIVING ROOM

double glazed window, gas fire with tiled fireplace surround, exposed ceiling beams.

DINING ROOM

Double glazed window, gas fire with tiled fireplace surround, exposed granite stone wall, exposed ceiling beams, doorway with stairs to first floor and storage cupboard below, opening into:

KITCHEN

A range of fitted base and wall units, stainless steel sink, space for oven, door to front and door into:

SHOWER ROOM

A three piece shower suite comprising shower cubicle, W.C and hand basin, space and plumbing for washing machine, wall mounted electric heater, obscure double glazed window.

FIRST FLOOR

LANDING

Split level landing with double glazed window and doors to bedrooms.

BEDROOM ONE

A double bedroom with double glazed window and original feature fireplace.

BEDROOM TWO

A second double bedroom with double glazed window and wooden clad ceiling.

BEDROOM THREE

A comfortable single bedroom with double glazed window.

OUTSIDE

The property is approached over a gravel driveway providing off road parking for two cars adjacent to a gravelled courtyard. A pathway gives access into the rear which enjoys a generous garden with steps leading to an expansive lawn, a paved seating area, mature flower bed with fruit trees, two large storage sheds and greenhouse.

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: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: F

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Off Street, and Private

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⁾
746 ft²
69.2 m²

Reduced headroom
19 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

