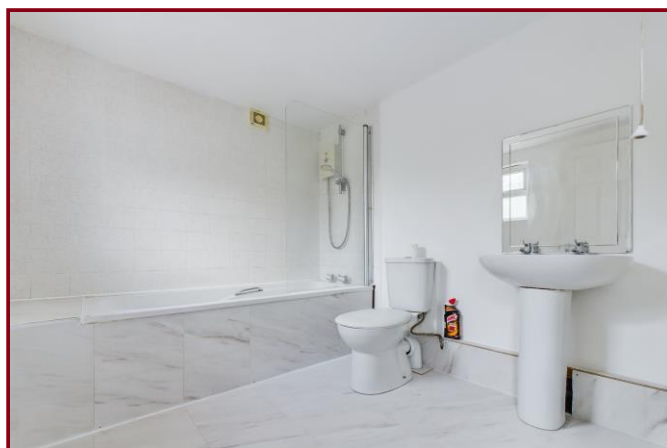




MAP estate agents
Putting your home on the map

**Tuckingmill,
Camborne**

**£175,000
Freehold**





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Property Introduction

Situated in a no through road position, Scowbuds is a popular residential location on the outskirts of Camborne and within easy access of the A30.

Requiring some updating, this end terrace cottage has the potential to be a lovely home.

Offered for sale with no onward chain, there are two bedrooms on the first floor, from the conservatory at the front there is a lounge and an inner hall leads to a fitted kitchen and a bathroom.

With the exception of the conservatory, there is uPVC double glazing and heating is provided by a gas boiler supplying radiators.

To the outside at the front there is parking for two vehicles, whilst to the rear is an elevated garden.

Viewing our interactive virtual tour is strongly recommended to fully appreciate the accommodation prior to arranging a closer inspection.

Location

The cottage is within three quarters of a mile of the centre of Camborne and less than a quarter of a mile from the A30, out of town shopping outlets located on the outskirts of Pool are also nearby. Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living, there is a mix of national and local shopping outlets, banks, a Post Office together with a main line Railway Station which connects with London Paddington and the north of England.

Truro, the administrative and cultural heart of Cornwall, is within thirteen miles and the north coast at Portreath is within five miles. Falmouth on the south coast, which is Cornwall's university town is within fifteen miles.

ACCOMMODATION COMPRISES

Glazed door to:-

CONSERVATORY 8' 5" x 8' 2" (2.56m x 2.49m)

Single glazed, enjoying a triple aspect and with a pointed stone wall. Tiled flooring and uPVC double glazed door to:-

LOUNGE 15' 4" x 12' 1" (4.67m x 3.68m) maximum measurements, plus recesses

uPVC double glazed window to the front. Part beamed ceiling, radiator and staircase to first floor. Doorway through to:-

INNER HALLWAY

Giving access to:-

KITCHEN 11' 4" x 7' 2" (3.45m x 2.18m)

uPVC double glazed window to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in stainless steel oven with four ring stainless steel electric hob over and featuring a stainless steel cooker hood. Space and plumbing for an automatic washing machine, 'Worcester' wall mounted combination gas boiler and radiator. Doorway to:-

REAR VESTIBULE

Airing cupboard containing a radiator and having a uPVC double glazed door to the rear. Door to:-

BATHROOM

uPVC double glazed window to the side. Remodelled with a modern suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with electric shower over. Towel radiator, tiled effect walling and tiled effect floor.

FIRST FLOOR LANDING

Access to loft space and doors opening off to:-

BEDROOM ONE 12' 4" x 9' 0" (3.76m x 2.74m)

uPVC double glazed window to the front. Radiator.

BEDROOM TWO 9' 2" x 7' 8" (2.79m x 2.34m) L-shaped, maximum measurements

uPVC double glazed window to the front. Radiator.

OUTSIDE FRONT

To the front the garden is part enclosed, largely gravelled and gives parking for two vehicles if required.

REAR GARDEN

Steps lead up to an enclosed rear garden.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

From McDonalds restaurant head towards Camborne, continue straight across at Tuckingmill junction and continue down the hill, after passing the Tuckingmill Hotel on the right hand side, take the next right into North Roskear Road and first right into Scowbuds, continue along the road bearing right and the cottage will be identified on the left hand side. If using What3words:- coaching.marmalade.prefix

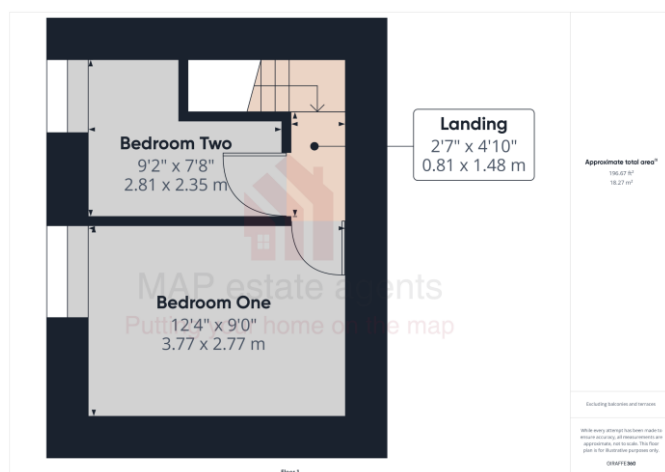


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Chain free sale
- Corner cottage
- Two bedrooms
- Lounge
- Fitted kitchen
- Remodelled bathroom
- Double glazed (excluding conservatory)
- Gas central heating
- Garden and parking
- In need of refreshment



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