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**Tuckingmill,
Camborne**

**Guide Price £90,000
Freehold**





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Property Introduction

Tucked away off a no through road, this end terrace cottage requires a program of updating and modernisation.

Offered for sale chain free, there is a lounge, kitchen and remodelled shower room on the ground floor. Stairs from the lounge lead to the first floor where there is a bedroom and a part enclosed room suitable for a nursery or a home office.

To the side of the cottage is parking and space for a garden, subject to maintaining a pedestrian right of way to neighbouring properties.

Offering scope for those looking for a project, viewing our interactive virtual tour may well whet your appetite 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

Entrance door opening to:-

KITCHEN 11' 7" x 9' 8" (3.53m x 2.94m) maximum measurements

uPVC double glazed window to the front. 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. Optional gas or electric cooker point. Airing cupboard containing copper cylinder. Doorway to lounge and shower room

LOUNGE 13' 4" x 10' 2" (4.06m x 3.10m)

Window to the side. Open beamed ceiling, gas fire and door to front. Staircase to first floor.

SHOWER ROOM

Window to the front. Refurbished with a vanity wash hand basin, low level WC and doorless entry shower enclosure with an electric shower. Electric towel radiator and part shower boarding to walls.

FIRST FLOOR LANDING

Doorways off to:-

BEDROOM ONE 11' 3" x 10' 1" (3.43m x 3.07m)

uPVC double glazed window to the side. Wall mounted gas fire.

NURSERY/OFFICE 10' 0" x 5' 5" (3.05m x 1.65m) maximum measurements to include stairwell

uPVC double glazed window to the side.

OUTSIDE

Running to the front of the property is a parking area for two cars and there is space to develop a garden if required. It is important to note that this lane forms part of a pedestrian access to other properties and this must be maintained.

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. Turn right again into Scowbuds and follow the road around where the property will be found up a lane on the left hand side. by . If using What3words:- payout.fuses.roof



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(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
- End terrace cottage
- 1-2 bedrooms
- Lounge
- Refurbished shower room
- Kitchen
- Gas heaters
- Parking and potential garden area
- No through road location
- Requires work to update and modernise



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