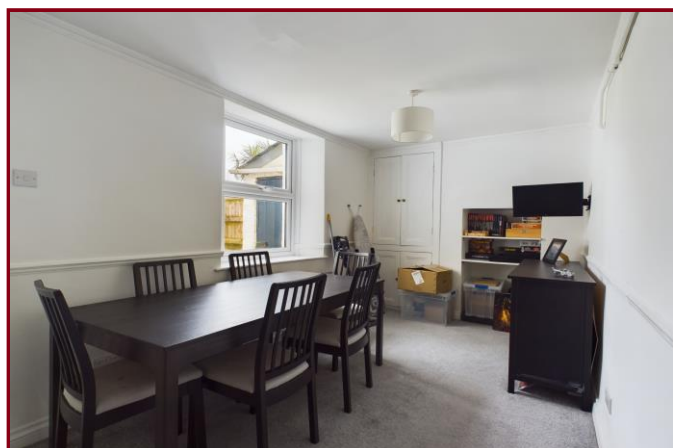




**MAP estate agents**  
Putting your home on the map

**Tuckingmill,  
Camborne**

**£185,000  
Freehold**





## Tuckingmill, Camborne

£185,000  
Freehold

### Property Introduction

Situated on the outskirts of Camborne, this mid-terrace character cottage, which is ideal for a first time buyer, is being offered for sale chain free.

The cottage has two bedrooms and a remodelled bathroom on the first floor. The lounge features an open beamed ceiling and focuses on a Victorian style open fire with slate hearth. There is a separate dining room and contemporary style fitted kitchen. One will find a gas fired central heating system and uPVC double glazing is installed throughout.

To the rear is an enclosed, largely lawned garden which is of a generous size and is very much a blank canvas for a keen gardener.

Sure to attract interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

### Location

The cottage is situated towards the outskirts of Camborne town centre. Camborne boasts a rich and varied architectural heritage and is located within easy reach of the coast that boast a number of fine beaches.

Camborne Railway Station which offers a direct link to London Paddington can be found less than a mile away and the main A30 trunk road is also within a similar distance.

### ACCOMMODATION COMPRISES

Composite double glazed door opens to:-

#### **LOUNGE 14' 1" x 11' 9" (4.29m x 3.58m) maximum measurements**

uPVC double glazed window to the front elevation. Open beamed ceiling, wood fire surround with Victorian style cast iron back incorporating a slate hearth. Two half height cupboards to alcoves to either side and a radiator. Stairs to first floor with storage beneath. Doorway to:-

#### **DINING ROOM 15' 4" x 7' 11" (4.67m x 2.41m) plus recess**

uPVC double glazed window to the rear with recessed shelving in a former fireplace and adjacent four door alcove cupboard. Radiator. Doorway to:-

### **KITCHEN 10' 0" x 5' 9" (3.05m x 1.75m)**

uPVC double glazed window to the rear and uPVC double glazed door to side. Remodelled with a contemporary style gloss white range of eye level and base units having adjoining square edge working surfaces and incorporating an inset colour coordinated single drainer sink unit with mixer tap. Built-in stainless steel oven with ceramic hob over, space and plumbing for an automatic washing machine and extensive ceramic tiled splashbacks. Inset spotlighting and radiator.

### **FIRST FLOOR LANDING**

A central landing with doors off to:-

### **BEDROOM ONE 11' 11" x 8' 9" (3.63m x 2.66m)**

uPVC double glazed window to the front. Radiator.

### **BEDROOM TWO 9' 0" x 6' 7" (2.74m x 2.01m) L-shaped, maximum measurements**

uPVC double glazed window to the front. Radiator.

### **BATHROOM**

uPVC double glazed window to the rear. Remodelled with a close coupled WC, suspended vanity unit with wash hand basin and mixer tap and a panelled bath with plumbed shower over. Extensive ceramic tiling to walls, radiator and airing cupboard housing a 'Worcester' combination gas boiler.

### **OUTSIDE REAR**

The rear garden is enclosed with a paved area immediately to the rear of the property, there is a former outside WC which is now used as a storage shed. The remainder of the garden is largely lawned, enclosed and secure for children and is very much a blank canvas for keen gardeners. External water supply.

### **AGENT'S NOTE**

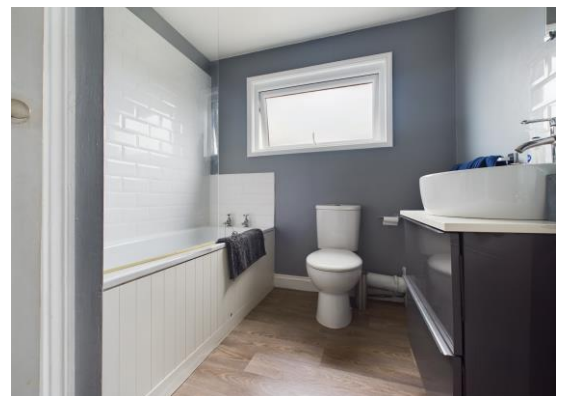
Please be advised the Council Tax band for the property is band 'A'.

### **SERVICES**

The property has mains water, mains drainage, mains electric and mains gas.

### **DIRECTIONS**

From 'McDonald's' restaurant at the top of Tuckingmill Hill, head towards Camborne, carry straight across at the traffic lights at Tuckingmill, dropping down the hill, passing the Tuckingmill Hotel on the right hand side, take the next turning right into North Roskear Road, and the property will be identified on the right hand side by our 'For Sale' board. If using What3words:- washable.departure.unrealistic

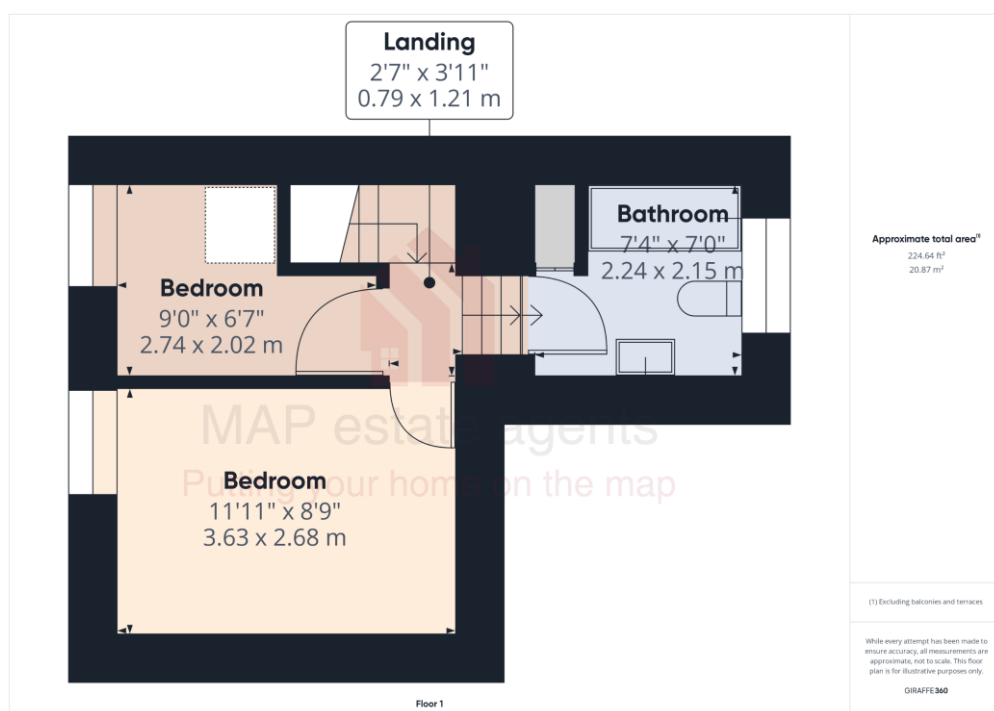


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Mid-terrace character cottage
- Two bedrooms
- Lounge with beamed ceiling
- Dining room
- Modern fitted kitchen
- First floor bathroom
- uPVC double glazing
- Gas central heating
- Generous enclosed rear garden
- Chain free sale



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