

STAGS

17, New Road

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Troon, Camborne, Cornwall TR14 9EP

Camborne Town - 2 miles. Truro City - 18 miles. St Agnes - 13 miles.

A beautifully presented semi-detached home offering three bedroom, modern kitchen and bathroom, gardens and parking.

- Handsome Stone & Granite House
- Extended Accommodation
- Log Burner
- Beautifully Presented
- Freehold
- Feature Exposed Chimney Breast
- Enclosed Front & Rear Gardens
- Off Street Parking
- Village Location
- Council Tax Band - B

Guide Price £270,000

DESCRIPTION

This fine example of a classic, three bedroom semi-detached stone and granite house has been well maintained and modernised by the current vendors over their ownership and offers spacious and versatile downstairs living space owing to a side and rear extension. The property offers a wonderful opportunity to acquire a much loved family home with a re-fitted kitchen and re-fitted upstairs bathroom, log burner inset within a beautiful feature exposed stone chimney breast, alcoves and wall with a granite lintel. Further character and period features include stripped staircase spindles and hand rails and exposed wooden floorboards to the principle bedroom. Modern features include replacement Upvc double glazed sash style windows to retain both warmth and character and gas central heating via a combination boiler.







SITUATION

The property is located very centrally to the village with a range of amenities within easy walking distance. Troon is a small but well catered for village just outside Camborne and offers a Morrisons Daily with post office, primary school, village shop and recreation park. Within easy access more amenities can be found in the neighbouring village of Beacon including a fish and chip shop, butchers and a pub.

ACCOMMODATION

In brief, the internal accommodation comprises of a through lounge/ diner, re-fitted kitchen, rear hall, utility room, dining room opening onto the garden, office/ bedroom three. Upstairs there are two good size double bedrooms and a modern, re-fitted contemporary styled family bathroom.

OUTSIDE

The property offers private off street parking for one to two vehicle to the immediate side which is laid to a neat brick paviour with an EV charging point. To the front there is an attractive stone wall enclosed garden which is laid to loose granite chippings for ease of maintenance with established flower and shrub planting, whilst to the rear there is a fully enclosed garden laid predominantly to lawn and a pleasant patio area and raised flower beds. This garden is well proportioned to the house and considered an ideal and safe space for both pets and children.

SERVICES

Mains drainage, gas, electricity and water are connected. Broadband: Basic up to 3 Mbps and Ultrafast up to 1800 Mbps (Ofcom). Mobile phone: 02 and EE are likely (Ofcom). Council Tax Band - B. Flood Risk - Very Low. Listed Building - No. Conservation Area - No. Satellite and Fibre: BT and Sky available.

VIEWINGS

Viewings are strictly by accompanied appointment via Stags Truro office.

DIRECTIONS

Proceeding from Camborne railway station, continue along Trevu Road through the village of Beacon towards Troon. Proceed into the village through Newton Road and into New Road where number 17 can be found on the left hand side.

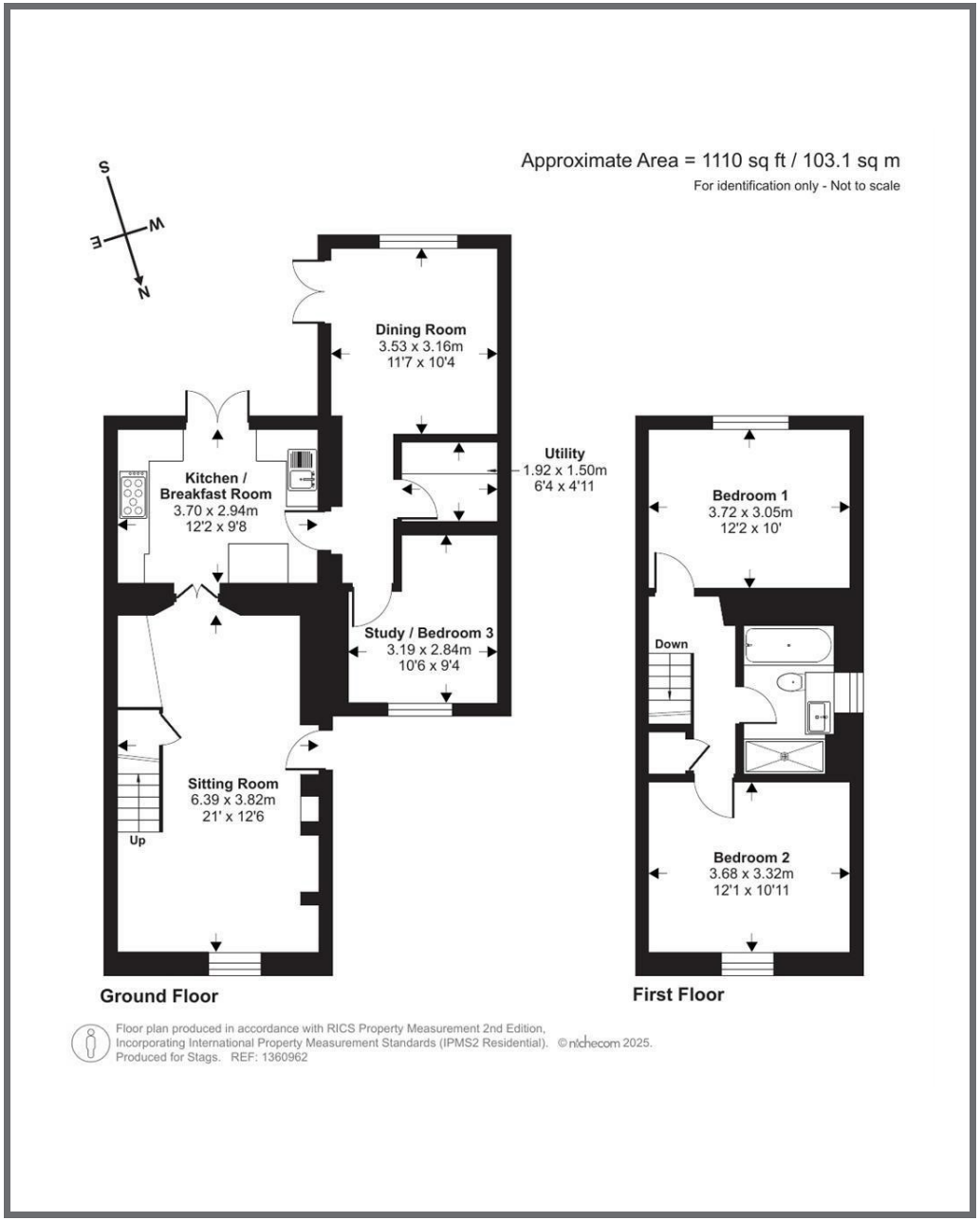


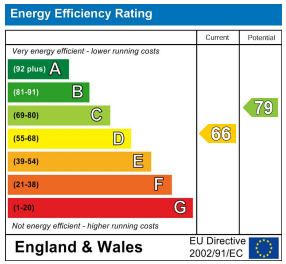




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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