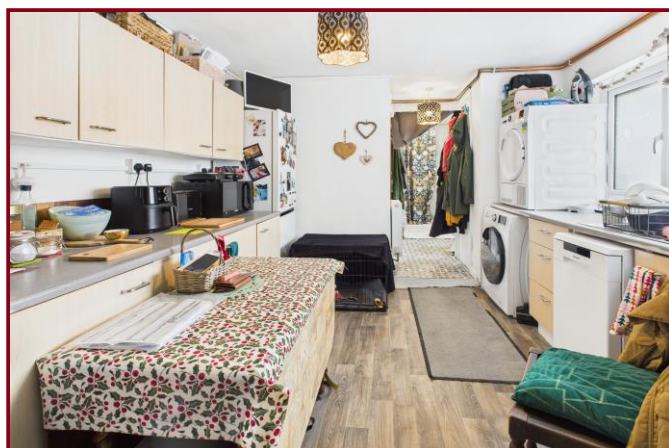




**MAP estate agents**  
Putting your home on the map

**Tuckingmill,  
Camborne**

**Guide Price £90,000  
Freehold**







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## Property Introduction

Tucked away off a no-through road, a quaint end-terrace cottage with parking and rear garden.

Offered for sale chain-free to cash purchasers only (due to mundic content), 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. There is also a new gas boiler which was installed in 2025.

Offering scope for those looking for an unusual cottage, viewing our interactive virtual tour may well wet 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 trunk road and 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 mainline 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' 6" x 9' 7" (3.50m x 2.92m) 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 and airing cupboard containing gas boiler. Doorway to lounge and shower room.



### LOUNGE 13' 10" x 10' 5" (4.21m x 3.17m)

Window to the side. Open beamed ceiling, vinyl flooring and door to the front. Staircase to first floor and radiator.

### 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. Part shower boarding to walls and electric towel radiator.

### FIRST FLOOR LANDING

Doors off to:-

### BEDROOM 11' 4" x 10' 1" (3.45m x 3.07m)

uPVC double glazed window to the side. Vinyl flooring and ceiling light. Radiator.

### NURSERY/OFFICE 10' 4" x 6' 0" (3.15m x 1.83m)

uPVC double glazed window to the side. Vinyl flooring and radiator .

### OUTSIDE

To the rear of the property, there is a small enclosed garden with a metallic shed whilst to the side, there is a parking space for one car.

### SERVICES

Mains water, mains drainage, mains electric and mains gas.

### AGENT'S NOTES

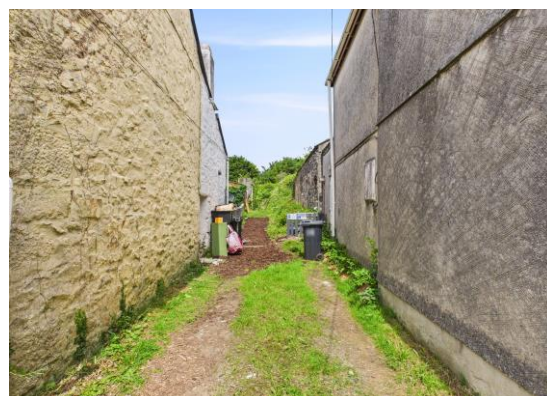
The Council Tax Band for this property is Band 'A'.

Please note that the property is available to cash purchasers only due to mundic content.

Prospective purchasers should be aware that the neighbouring properties along the terrace have a right-of-way (pedestrian access only) at the rear and side aspects.

### DIRECTIONS

From 'McDonald's' 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 a 'For Sale' board. If using What3words: payout.fuses.roof

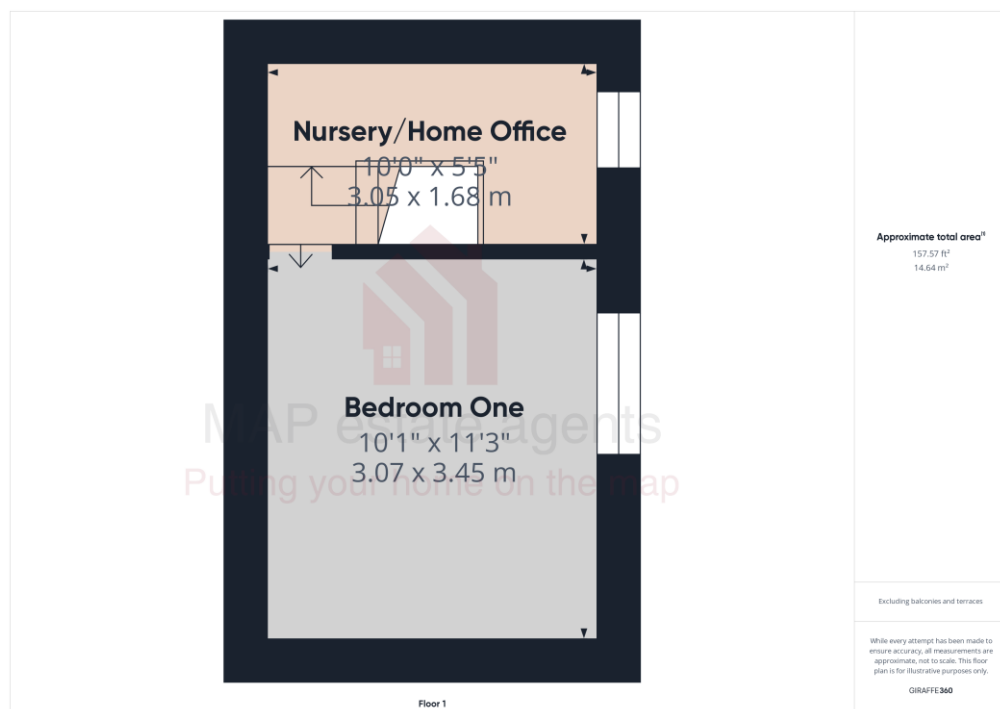


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



## MAP's top reasons to view this home

- Cash purchasers only due to construction
- End-terrace cottage in no-through road location
- One to two bedrooms
- Lounge and kitchen
- Gas central heating
- Refurbished shower room
- Off-road parking
- Rear garden



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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