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**Chapel Road,  
Tuckingmill, Camborne**

**Monthly Rental Of £1,275  
Freehold**







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## **Property Introduction**

Available immediately and unfurnished is this three bedroom end of terrace home.

Situated close to the A30 interchange the property is conveniently located for the shopping and transport links nearby.

Recently renovated, there are well-proportioned rooms, a low maintenance rear garden and parking.

A nil deposit scheme is available.

## **Location**

Ideally located for access to Camborne, or Redruth where one will find a mix of national and local shops and a main line Railway Station that connects with London, Paddington and the north of England.

The A30 is accessible at the top of Tuckingmill Hill and there are major out of town retailers located at Pool which is within half a mile.

### **ACCOMMODATION COMRISES**

The double glazed entrance door opens to the reception hall with wood effect flooring leading you through to the accommodation. There is a useful understairs storage area, double glazed window to side and two radiators with door leading to the lounge and kitchen/diner.

The lounge is dominated by the stone built fireplace with granite lintel which provides a hint to the cottages past whilst a contemporary theme runs through the home. There is a double glazed window to front, radiator and wood effect flooring.

A recently refitted kitchen/diner provides good storage and recesses suitable for those all important appliances. Natural light

is provided by the double glazed double doors which overlook and open to the rear garden.

To the rear of the reception hall is a useful WC with double glazed window to rear and a vanity sink unit. A concealed cupboard houses the boiler.

Carpeted stairs lead to the first floor landing which has a radiator and doors leading off to all three bedrooms and the property benefits from a positive input ventilation unit.

A modern style suite comprises bath fitted with glass screen, mixer tap and shower attachment, WC and wash hand basin. Double glazed window side aspect.

There are two generous double bedrooms and a large single bedroom. All with carpeted flooring radiators and double glazed windows.

## EXTERNALLY

The rear garden has been designed with ease of maintenance in mind with the garden commencing with a terrace leading on to a stone chipping area. There is a pathway to the rear of the garden, where there is designated parking suitable for one/two vehicles with lighting and power plus pedestrian side access leading to the front of the property. The front garden has a lawn with a stone retaining wall and mature foliage to one side. A pathway leads to the front door. A previously mentioned, there is parking to rear access via a right of way, earlier in Chapel Road to the rear of the properties.

## RESTRICTIONS

The ideal tenant will be working professionals needing a property with ease of access to the A30. Those in receipt of benefits will need a working guarantor. Smoking is not permitted inside of the property. Pets will be considered with a pets addendum.

## SERVICES

The property is served by main gas, mains electric, mains water and mains drainage. We understand the Council Tax rating is Band 'A'.

## DIRECTIONS

From the A30 interchange at Pool, turn right at the top of Tuckingmill Hill by Costa Coffee towards Camborne and at the bottom of the hill turn left into Chapel Road, passing Warrior Discount Warehouse on the right and the property will be found on the left hand side. If using What3Words:- scenes.taps.archduke

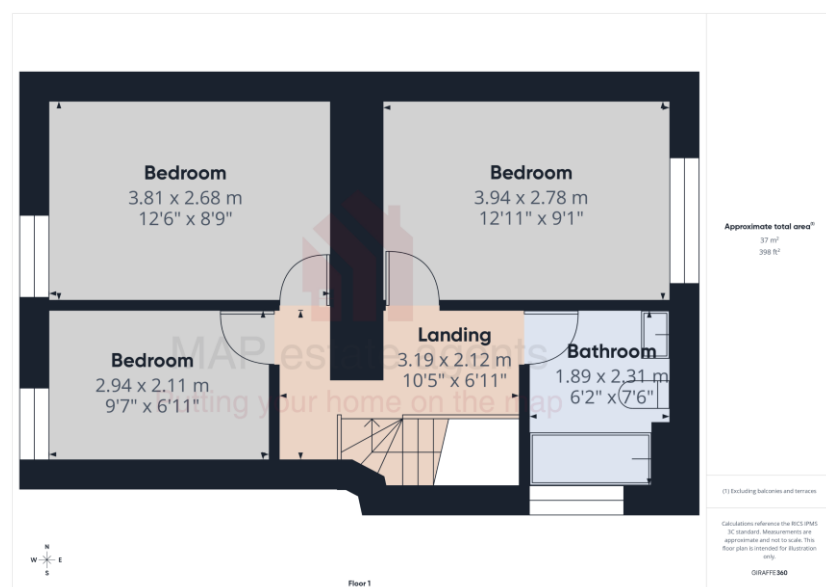
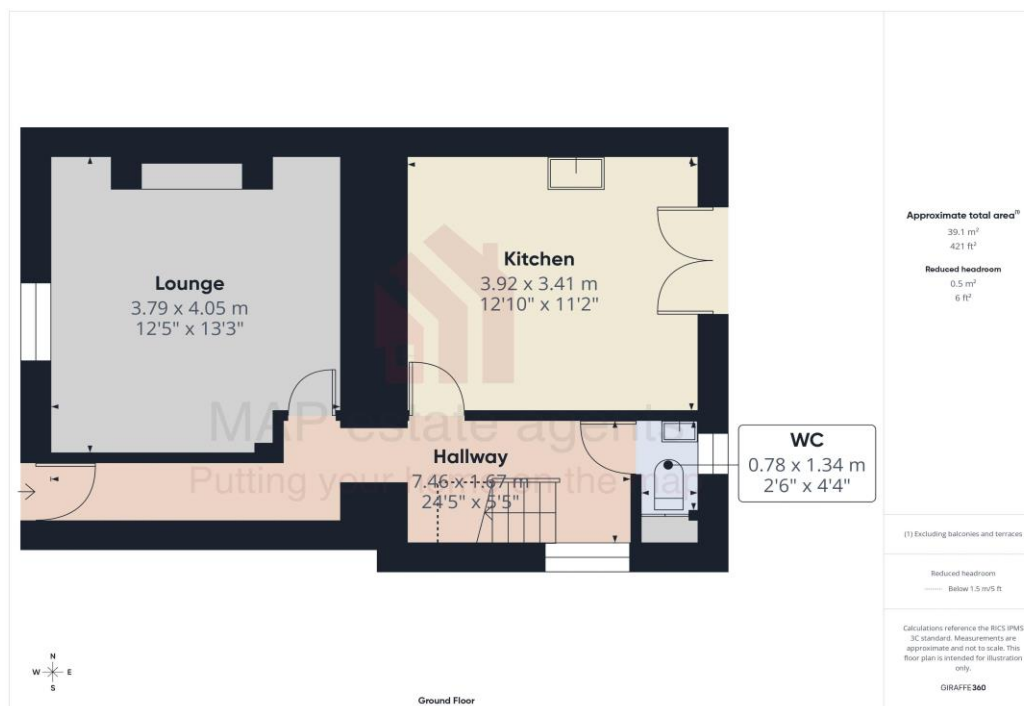


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		87
B (81-91)		
C (69-80)		
D (55-68)	67	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Available immediately
- Unfurnished property
- Three bedrooms
- Lounge with feature fireplace
- Kitchen/diner
- Gas central heating and double glazing
- Parking to the rear
- Low maintenance rear garden
- Convenient location
- Nil deposit scheme available



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