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**Scowbuds,
Tuckingmill, Camborne**

**£165,000
Freehold**





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Property Introduction

Situated in a no-through road location, Scowbuds is a popular residential area on the outskirts of Camborne and within easy access of the A30.

This stone fronted terraced house requires a program of updating and modernisation, there are two bedrooms on the first floor, a lounge with beamed ceiling, L-shaped dining room/kitchen and a downstairs shower room. The property benefits from uPVC double glazing and there is an open fire in the lounge.

A particular feature of the property is its generous front garden which, subject to the usual consents, may be used to create off-road parking and there is an enclosed garden with outbuildings to the rear.

Offered for sale with no onward chain, properties of this type attract a good level of interest and viewing our interactive virtual tour is strongly recommended prior to a closer inspection.

Location

The cottage is within three quarters of a mile of the centre of Camborne, less than a quarter of a mile from the A30 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 and 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

Door to:-

ENTRANCE PORCH

uPVC double glazed window to the front. Part glazed door opening to:-

LOUNGE 15' 4" x 12' 8" (4.67m x 3.86m)

uPVC double glazed window to the front. Reconstituted stone fire surround housing an open fire and with alcoves to either side. Open beamed ceiling and stairs to first floor. Door to:-

**KITCHEN/DINING ROOM 11' 3" x 6' 8" (3.43m x 2.03m)
PLUS 11' 7" x 7' 3" (3.53m x 2.21m)**

L-shaped with uPVC double glazed windows to the rear and side and a uPVC double glazed door to the rear. Base unit with stainless steel single drainer sink unit featuring a 'Heatrae Sadia' electric water heater over. Cooker point. Door to:-

SHOWER ROOM

uPVC double glazed window to rear. Pedestal wash hand basin with cold water supply, low level WC and shower enclosure with 'Carousel' electric shower.

FIRST FLOOR LANDING

A central landing with doors opening off to:-

BEDROOM ONE 12' 10" x 8' 6" (3.91m x 2.59m) plus recess

uPVC double glazed window to the front. Recessed three door wardrobe.

BEDROOM TWO 9' 8" x 6' 9" (2.94m x 2.06m) L-shaped, maximum measurements

uPVC double glazed window to the front.

OUTSIDE FRONT

The front garden is of a generous size and laid mainly to lawn. As previously mentioned, subject to the usual consents, off-road parking could well be created.

REAR GARDEN

The rear garden is enclosed, laid to lawn and has two storage sheds.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

SERVICES

Mains water, mains drainage, mains electric.

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 and first right into Scowbuds. Continue along the road where the property will be identified on the left hand side. If using What3words:- deflated.less.lively

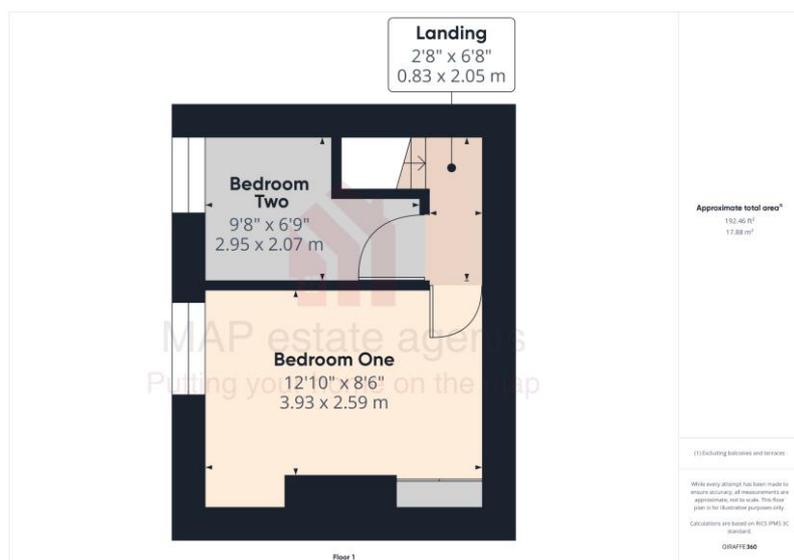


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	19 G	



MAP's top reasons to view this home

- Chain free sale
- Terraced stone fronted cottage
- Two bedrooms
- Lounge with beamed ceiling
- L-shaped kitchen/dining room
- Ground floor shower room
- uPVC double glazing
- Generous enclosed front garden
- Requires updating and modernisation
- No through road location



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