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Higher Penponds, Camborne

Guide Price £235,000

Freehold







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Camborne

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Property Introduction

Offered for sale chain-free, this end-terrace character cottage is located in the popular village of Penponds within the catchment area of the highly regarded Penponds School.

The well presented accommodation is arranged over two floors and is double glazed and warmed via LPG gas central heating supplying radiators. The ground floor accommodation comprises of a spacious lounge/diner with woodburner and an attractive fitted kitchen. On the first floor, there are two double bedrooms and a family bathroom.

To the outside, there are generous gardens to both the front and rear as well as a gravelled parking area to the front.

We highly recommend viewing at the earliest opportunity.

Location

Penponds, which is a popular village location, is one and a half miles to the south west of Camborne, where one will find a range of local and national shopping outlets together with a mainline Railway Station with direct links to London and the north England.

The A30 trunk road is within three miles and Penponds is ideal for travelling to Hayle on the north coast which is famed for its miles of golden sandy beaches.

Truro, the administrative and shopping centre for Cornwall together with Falmouth on the South coast which is Cornwall's university town, are all within an easy commute.

ACCOMMODATION COMPRISES
uPVC double glazed panel door opening to:-

ENTRANCE PORCH
uPVC double glazed windows to the front and sides. Door to:-

LOUNGE/DINER 20' 5" x 11' 7" (6.22m x 3.53m) plus recesses
A most attractive room featuring a dual-aspect with a uPVC double glazed window to the front and a UPVC double glazed window overlooking the rear lobby. Feature fireplace with slate hearth and wooden mantel housing woodburner with shelved recesses to either side and cupboards under. Radiator. Door to:-

UNDER STAIRS PANTRY CUPBOARD

KITCHEN 8' 11" x 8' 5" (2.72m x 2.56m) maximum measurements, plus doorway recess

Fitted with a range of white base units having 'butcher's block' working surfaces an incorporating an inset ceramic butlers sink unit. Range of wooden shelving to wall and glass fronted display cupboard. Integrated dishwasher and stainless steel oven with inset ceramic hob. Radiator. Door to:-



REAR LOBBY

Single glazed widows on three sides and glazed panel door to the rear garden.

Returning to lounge/diner, stairs to:-

FIRST FLOOR LANDING

Access to loft space and smoke alarm. Doors off to:-

BATHROOM

Obscure glass double glazed window to the rear. Fitted with a modern white suite comprising of a panel bath with mains fed shower over, close coupled WC and vanity wash hand basin with storage beneath. Complementary wall tiling and extractor fan.



BEDROOM ONE 12' 1" x 9' 3" (3.68m x 2.82m)

uPVC double glazed window to the front. Exposed floorboards and radiator.

BEDROOM TWO 11' 9" x 8' 2" (3.58m x 2.49m) maximum measurements, L-shaped

uPVC double glazed window to the rear. Built-in cupboard housing combination boiler and radiator.



OUTSIDE

To the front of the property, there is off-road parking and a garden which is laid to lawn and incorporates a range of mature trees, plants and shrubs. To the side of the property there is a useful:-

STONE BUILDING 12' 9" x 5' 5" (3.88m x 1.65m) maximum measurements, irregular shape

Power and light connected.



REAR

To the rear, there are steps leading up to the rear garden which is of a generous size, mainly laid to lawn and enclosed by walled hedging.

SERVICES

Mains water, mains electricity, mains drainage and LPG gas.

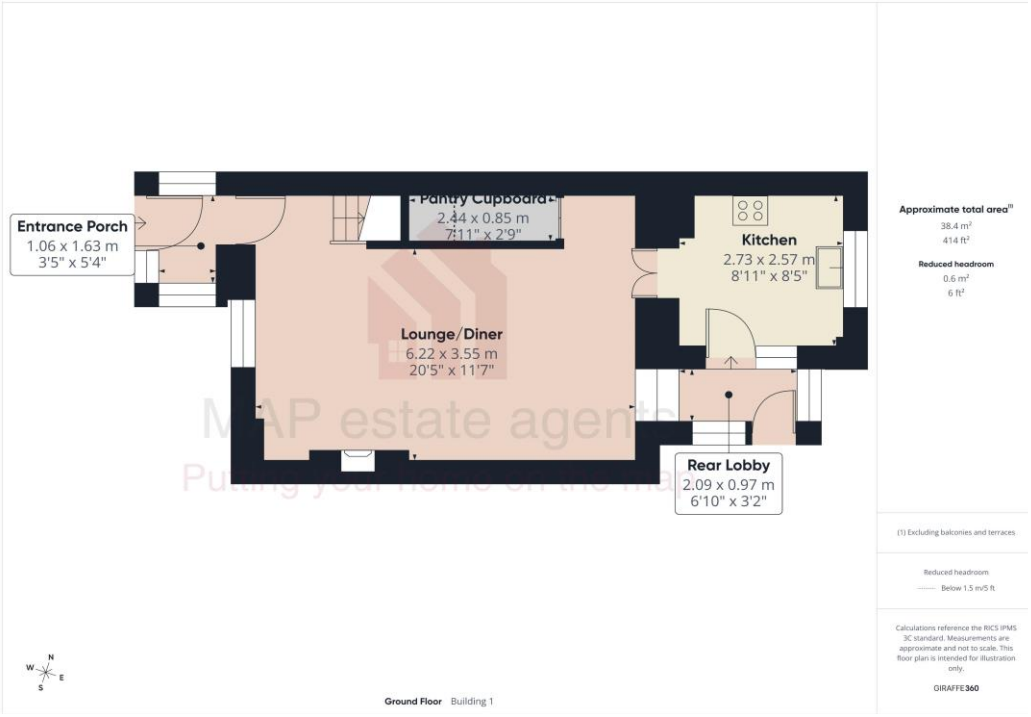
AGENT'S NOTE

The Council Tax Band for this property is Band 'B'

DIRECTIONS

On approaching Penponds School from Camborne, take the right-hand turn opposite the school towards Penponds. Continue down the hill to the village where the cottage will be identified on the right-hand side. If using What3words: ///legend.tastier.spirit









MAP's top reasons to view this home

- Character end-of-terrace cottage
- Off-road parking to the front
- Two bedrooms
- Spacious lounge/diner
- uPVC double glazed
- LPG gas central heating
- Gardens to the front and rear
- Outbuilding for storage
- Catchment area for Penponds School
- Chain-free sale

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