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Sales & Lettings



4 Troon Moor

Troon, Camborne, TR14 9EX

Guide price £205,000



Situated in a popular village location, this lovely character cottage offers two bedrooms, a lounge, a well appointed kitchen/diner and a bathroom. The property is double glazed and has an LPG gas fired heating plus a multi fuel stove. Externally there are well enclosed gardens to both the front and rear.



This traditional cottage home offers well appointed and presented accommodation combining up to date facilities with features such as ledge and brace doors, an open beamed ceiling and a focal point fireplace. To the first floor there are two bedrooms and to the ground floor a small hallway leads to the sitting room with a large floor to ceiling fireplace having an inset slate hearth and a wood burning stove. The inner hall has two storage cupboards plus a bathroom. The kitchen/diner is fitted with a good range of base and eye level units with a sink and splash backs plus space for white goods. The property has double glazing and this is complemented by an LPG gas fired heating system in addition to the stove. Externally there is an enclosed lawned front garden plus a side gate that leads to a well enclosed rear garden with lawns and a courtyard. The property is within three hundred yards of the sub post office/convenience store and Troon has bus services to Camborne.

Upvc double glazed door to:

HALLWAY

Stairs to first floor and a ledge and brace door to:

LOUNGE

13'11" x 12'0" (4.25m x 3.68m)

Focusing on a fine floor to ceiling local stone fireplace flanked by alcoves and having an inset slate hearth and a multi fuel stove. Open joist ceiling and a radiator.

INNER HALL

Two built-in cupboards

KITCHEN/DINER

12'2" x 11'8" (3.73m x 3.58m)

Single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath plus splash backs. There are complementary eye level cupboards, one of which houses a Worcester gas combination boiler. Low maintenance plastic strip ceiling and a radiator. Single glazed door to:

REAR PORCH

9'7" x 4'10" (2.93m x 1.49m)

Double glazed with an external door. Further space for white goods.

BATHROOM

5'7" x 6'2" (1.72m x 1.90m)

Panelled bath with a shower screen and tiled surround. Vanity wash hand basin with cupboards beneath and a mirror above. Low level wc.

FIRST FLOOR

BEDROOM 1

8'9" x 12'0" (2.69m x 3.66m)

Radiator and spot lighting.

BEDROOM 2

7'6" x 8'2" (2.29m x 2.50m)

With a modern cast style radiator.

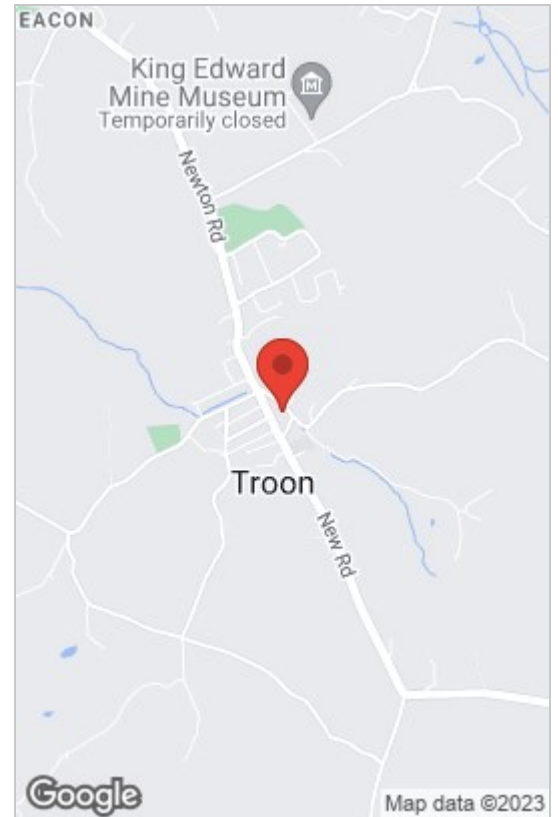
OUTSIDE

There is an enclosed garden to the front of the property with a side gate leading to a rear courtyard and a lawned area being well enclosed.

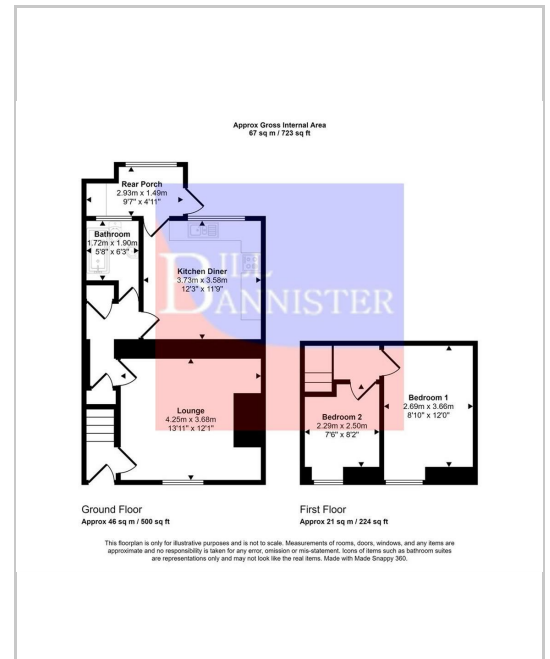
DIRECTIONS

From Camborne railway station proceed out of Camborne up through the village of Beacon and on into the village of Troon. Bear left by the post office/stores and the property will be found several hundred yards down on the right hand side.

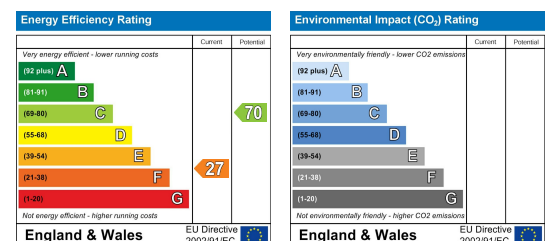
Area Map



Floor Plans



Energy Efficiency Graph



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