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BILL BANNISTER
Sales & Lettings



8 Laity Road

Troon, Camborne, TR14 9EL

£169,950

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On the market chain free, we are pleased to offer for sale this traditional mid terraced three bedroomed property which provides an opportunity for a first house purchase or as an investment. Situated in a popular part of the village, this property provides a fantastic opportunity to transform and personalise to create a comfortable home in a well established area.
The current vendor has created very much an open plan living environment. On entry through the front door, you will find yourself in the lounge/living room which has an open fire set on a granite hearth, recessed in a brick fireplace. There is open access into the kitchen/dining area. A utility function has been created to the rear and this is adjacent to the shower room; these two areas are slate tiled throughout. Stairs to the first floor have a 180 degree turn onto a staggered landing, this area benefiting from considerable natural light coming in through the rear window at the top of the stairs. There is a double bedroom to the front, a second bedroom which has the benefit of a large built-in storage cupboard with sliding mirrored doors whilst there is a further bedroom to the rear. Furthermore, from the landing, there is a good sized attic room, accessed via a sturdy loft ladder. This room provides multi use options and has a Velux skylight with a westerly aspect ensuring far reaching views. Externally, there is an open frontage with a hardstanding that offers parking for two vehicles within traditional walled borders. To the rear, again this garden is very low maintenance thanks to its hard standing finish with a granite shed at the bottom end. We understand from the vendor that its westerly aspect ensures it is a suntrap during the better weather. In terms of location, this mid terraced property is in the popular village location of Troon which offers many local amenities including a well known convenience store and a chemist which are both within short walking distance. The local primary school is within a five minute walk. Within three miles, around a ten minute or so car journey, is the town of Camborne where one will find more comprehensive shopping facilities, both independent and chain including major supermarkets. There are also doctor's surgeries, dentist's, a main line railway station as well as a bus station.

Upvc front door with an obscure double glazed half panel and an obscure double glazed high level panel over leads to:

OPEN PLAN LOUNGE/KITCHEN/DINER

LOUNGE AREA
14'2" x 10'11" (4.32m x 3.34m)
Upvc double glazed window overlooking the front aspect. Open fire set on a granite hearth with a brick surround and a granite top shelf. Stairs to the first floor.

KITCHEN/DINER AREA
14'1" x 11'0" (4.31m x 3.36m)
Range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and metro tiled splash backs. Space for a tall fridge/freezer and space for an electric cooker with a built-in cooker hood over. Open understairs storage area and open access to:

UTILITY AREA
7'2" x 5'0" (2.20m x 1.53m)
Space and plumbing for a washing machine and space for a tumble dryer. Upvc door with a clear double glazed half panel opens out to the rear garden. Upvc double glazed window overlooking the rear garden and aspect. Slate tiled floor.

SHOWER ROOM
7'3" x 5'1" (2.23m x 1.57m)
Partially tiled with a low level wc and a mounted decorative glass wash hand basin with a tiled splash back. Shower cubicle with a Triton Passion electric shower and shower curtain. High level pull-cord electric heater and a built-in shelved corner unit. Slate tiled floor.

FIRST FLOOR

LANDING
A staggered landing with a upvc double glazed window overlooking the rear garden and aspect.

BEDROOM 1
7'2" x 10'9" (2.20m x 3.28m)
Upvc double glazed window overlooking the front aspect.

BEDROOM 2
8'7" x 10'10" (2.63m x 3.31m)
Upvc double glazed window overlooking the rear garden and aspect. Full height storage cupboard housing the hot water cylinder with slatted shelved storage above.

BEDROOM 3
4'1" x 8'3" (1.27m x 2.54m)
Upvc double glazed window overlooking the front aspect. Full height storage cupboard with sliding mirrored doors.

Ladder access to:

ATTIC ROOM
14'0" x 12'0" (4.28m x 3.68m)
Velux Skylight overlooking the rear aspect with far reaching views in a westerly direction. Two eaves storage cupboards.

OUTSIDE
To the front there is a hard standing area providing parking for two vehicles with traditional walled borders each side. The rear garden has a paved patio, an outside light and an external tap. The garden is primarily hard standing with fenced borders and a GRANITE BUILT SHED 2.08m x 1.19m (6'10 x 3'11) to the rear.

DIRECTIONS
From Camborne railway station proceed out of town, up the hill and into the village of Beacon. Proceed through here and approximately a mile further on you will come to Troon. Proceed into the village, past the square and take the next right into New Street. At the end turn left into Laity Road where number 8 will be found on the right hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: A.

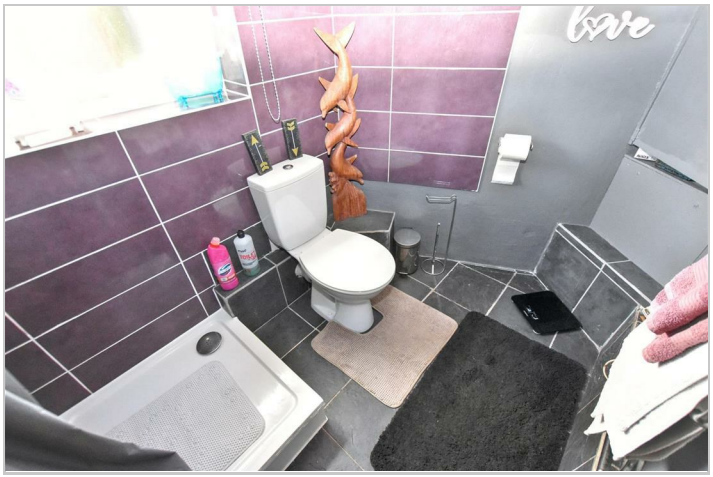
Please note this property was underpinned in 2013.

SERVICES
Mains drainage, mains water, mains electricity and electric heaters.

Broadband highest available download speeds - Standard 3 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal Indoors - EE Good outdoor, Three Variable outdoor, O2 Good outdoor, Vodafone Variable outdoor (sourced from Ofcom).









Road Map



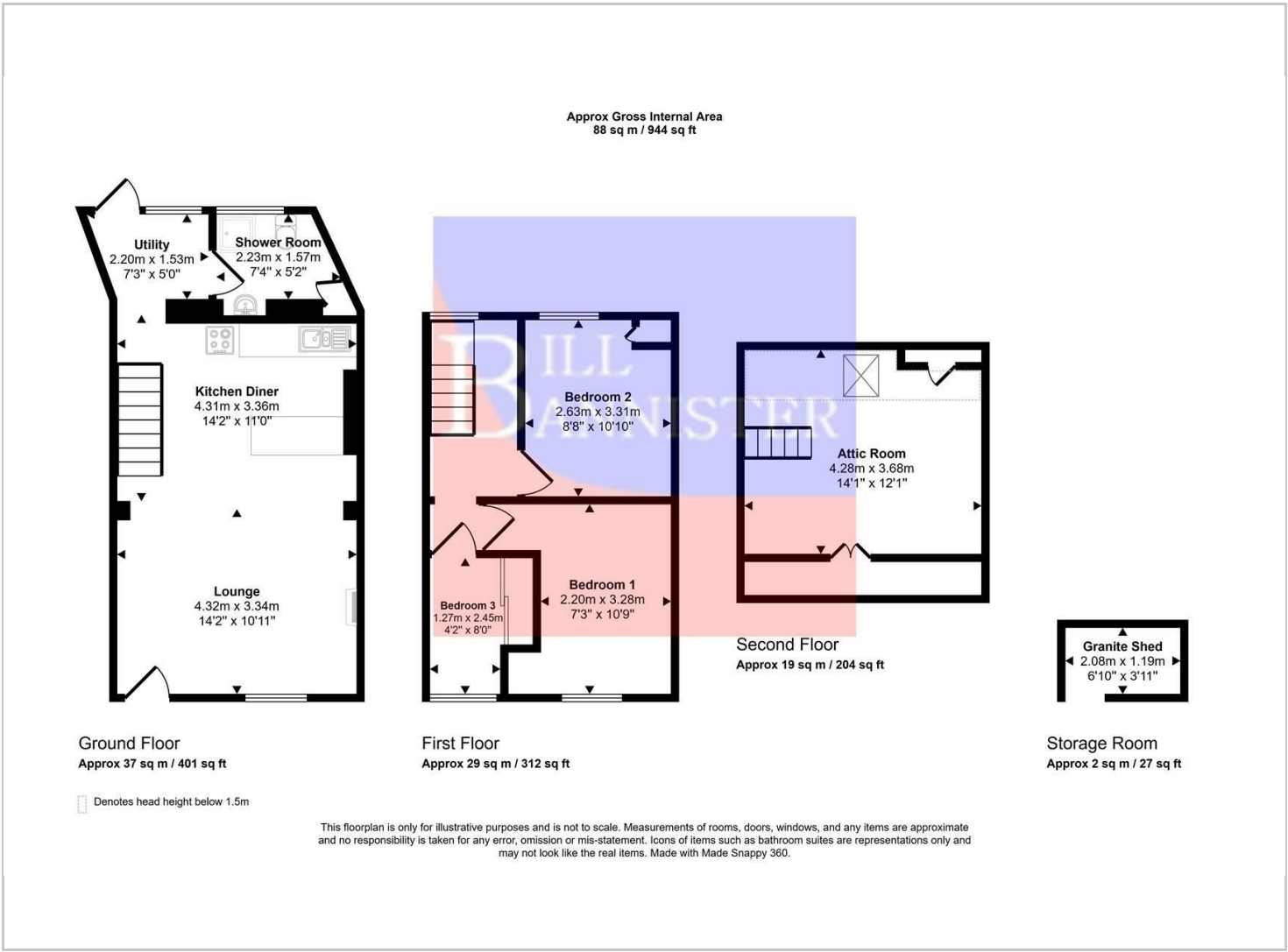
Hybrid Map



Terrain Map



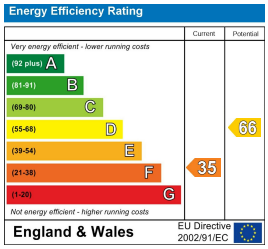
Floor Plan

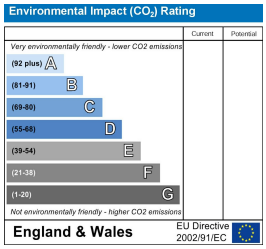


Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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