

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL
BANNISTER**

Sales & Lettings



4 Trethern Close

Tron, Camborne, TR14 9ER

Guide Price £235,000



4 Trethern Close

Troon, Camborne, TR14 9ER

Guide Price £235,000



Well placed for local amenities in this popular village location and offered chain free, we are pleased to bring to market this three bedroomed bungalow with family sized living accommodation, set on a good sized corner plot with a garage and parking to the rear. Set back from the road, with a raised lawned frontage, this home is in need of some modernisation and offers a great opportunity on which new owners will be able to put their own personal stamp. The front door opens into a good sized reverse S shaped hallway. The dual aspect lounge/living room/diner opens into a striking three sided fully double glazed rear conservatory which benefits from a south west aspect. Access to the galley style fitted kitchen is gained from the rear portion of the lounge and there is a link door into the conservatory if required. The kitchen allows space for a number of appliances whilst an open access area has plumbing for a washing machine. In terms of the bedrooms, two are positioned to the front of the property with the third to the rear. All three bedrooms are complemented by a fully tiled family bathroom. Externally, to the front, steps lead up to a pathway to the under canopy front door and a pathway splits two laid to lawn areas. To the rear, the fully enclosed garden is of a very good size, in a reverse L-shaped format which wraps around the back and side of the property ensuring it is both directly south facing at the side aspect and south west facing to the rear. There is a very useful outbuilding with lighting and power. A gate opens out to the rear off road parking space which gives access to the single garage with a built-in work bench. In terms of location, the bungalow is in the popular village location of Troon which offers many local amenities including a well known convenience store and a chemist which are within short walking distance. The local primary school is virtually opposite the property. Within three miles, around a ten minute car journey, is the town of Camborne where one will find more comprehensive shopping facilities, both independent and chain stores including major supermarkets. There are also doctor's surgeries, dentist's and a main line railway station as well as a bus station.

Upvc front door with a decorative obscure double glazed panel opens to:

HALLWAY

Reverse S shaped hallway with a Nuair PIV vent, a services cupboard and a radiator. EI optical mains smoke alarm. Door opens to a full height storage cupboard housing a Worcester boiler. Loft access hatch.

LOUNGE/DINER

11'8" x 19'0" (3.58m x 5.81m)

A dual aspect room with a upvc double glazed window overlooking the front garden and aspect with a radiator under. Coal effect gas fire set on a slate hearth with a brick surround fireplace and a further built-in tv stand and a wooden top shelf. Radiator and upvc full length double glazed French doors open to:

CONSERVATORY

13'10" x 8'3" (4.24m x 2.54m)

South west facing triple aspect room with full length upvc double glazing all round including the roof. Upvc double glazed French doors open out to the rear garden.

FITTED KITCHEN

8'3" x 7'8" (2.53m x 2.35m)

A galley style fitted with a range of eye level storage cupboards and base level storage cupboards and drawers with roll edge work surfaces and tiled splash backs. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Radiator, space for an electric cooker and space for an under counter fridge. Open access cupboard with plumbing for a washing machine with a tiled splash back. Upvc door with two obscure double glazed panels opens to the conservatory.

BEDROOM 1

9'4" x 9'10" (2.86m x 3.01m)

Radiator below a upvc double glazed window overlooking the front garden and aspect.

BEDROOM 2

7'6" x 9'10" (2.31m x 3.01m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect.

BEDROOM 3

7'10" x 6'9" (2.41m x 2.08m)

Radiator below a upvc double glazed window overlooking the front garden and aspect.

FAMILY BATHROOM

6'4" x 5'6" (1.95m x 1.68m)

Fully tiled with a low level wc and a wash hand basin. Bath with a Triton Enrich electric shower over. Newlec extractor fan, radiator and a upvc obscure double glazed window to the rear aspect. Wall mounted mirrored medicine cabinet.

OUTSIDE

Steps lead up to a raised laid to lawn front garden split by a pathway leading to the front door. A slabbed pathway runs across the front of the property. To the rear, French doors from the conservatory open out to a pathway leading to a rear gate which in turn leads to a parking space adjacent to a SINGLE GARAGE 7'5" x 15'4" (2.27m x 4.68m) with an up and over door, lighting, power, a built-in work bench and a upvc double glazed window. The rear garden is fully enclosed and primarily laid to lawn with a side area facing south and the rear facing south west. There are blocked and fenced top borders to the back and side and a block built wall to the other side. A door opens to an OUTBUILDING 7'8" x 6'5" (2.34m x 1.95m) with an obscure glazed window to the rear, lighting and power.

DIRECTIONS

From Camborne railway station proceed over the railway line

and follow this road through Beacon and into the village of Troon. Continue through Fore Street and take the third turning right into Trethern Close where the property will be found on the right hand corner.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 4 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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



Road Map



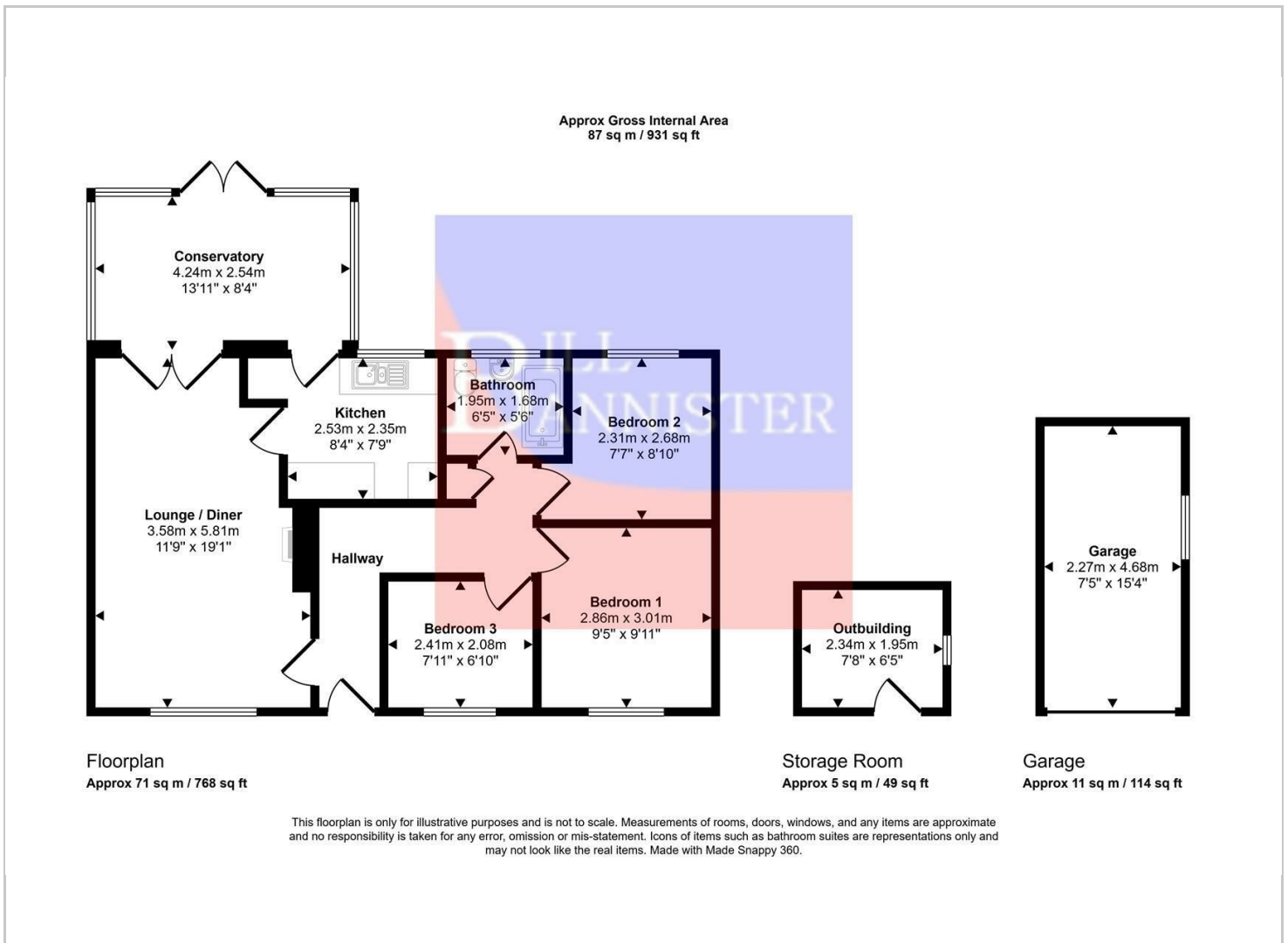
Hybrid Map



Terrain Map



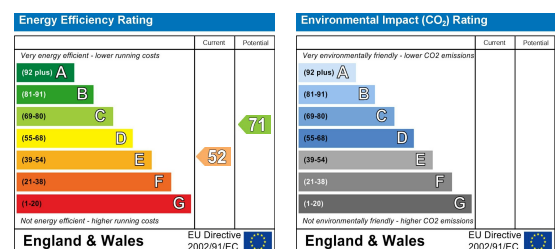
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.