



Pendarves Street | Tuckingmill | Camborne | TR14 8RF

Offers In Excess Of £200,000



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- Three Bedrooms
- Garage / Parking At The Rear
- Rear Garden
- Well Presented

Found on Pendarves Street, this three-bedroom property has been tastefully updated by our clients and boasts not only a generous garden to the rear, but a garage and parking.

The entrance hallway with attractive tiled flooring welcomes you into the property, from here you can access the reception areas and stairs rise to the first floor. The living / dining area – being open plan, offer a good degree of versatility and in turn, lead to the kitchen. The kitchen has been re-fitted by our clients and now boasts a range of attractive fitted units, along with an oven / hob.

The first floor offers three bedrooms and the family bathroom. The latter comprises shower over bath, hand wash basin and WC.

As mentioned, in our opinion, the rear garden is of generous size and is predominantly laid to lawn. Towards the end of the garden you will find a greenhouse and the garage with parking immediately in front.





INFORMATION

Tenure - Freehold

Broadband : Standard, Superfast or Ultrafast – 10Mbps to 1000Mbps download speeds (Source OFCOM -<https://checker.ofcom.org.uk/en-gb/broadbandcoverage#pc=TR148RF&uprn=100041208348>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee – EE, Vodafone, O2 & Three (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR148RF&uprn=100041208348>)

Council Tax – Band A – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/22716185>)

We understand the property has gas central heating, mains water with mains drainage.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

ACCOMMODATION

LIVING / DINING ROOM

24'2" x 10'10" (7.38 x 3.32)

HALLWAY

KITCHEN

8'11" x 7'6" (2.72 x 2.29)

FIRST FLOOR

BEDROOM

8'11" x 6'11" (2.73 x 2.13)

BEDROOM

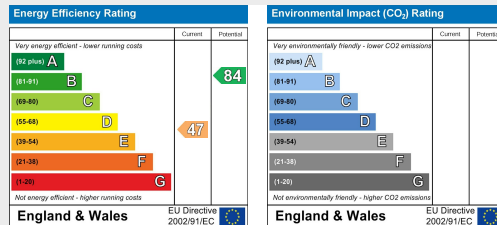
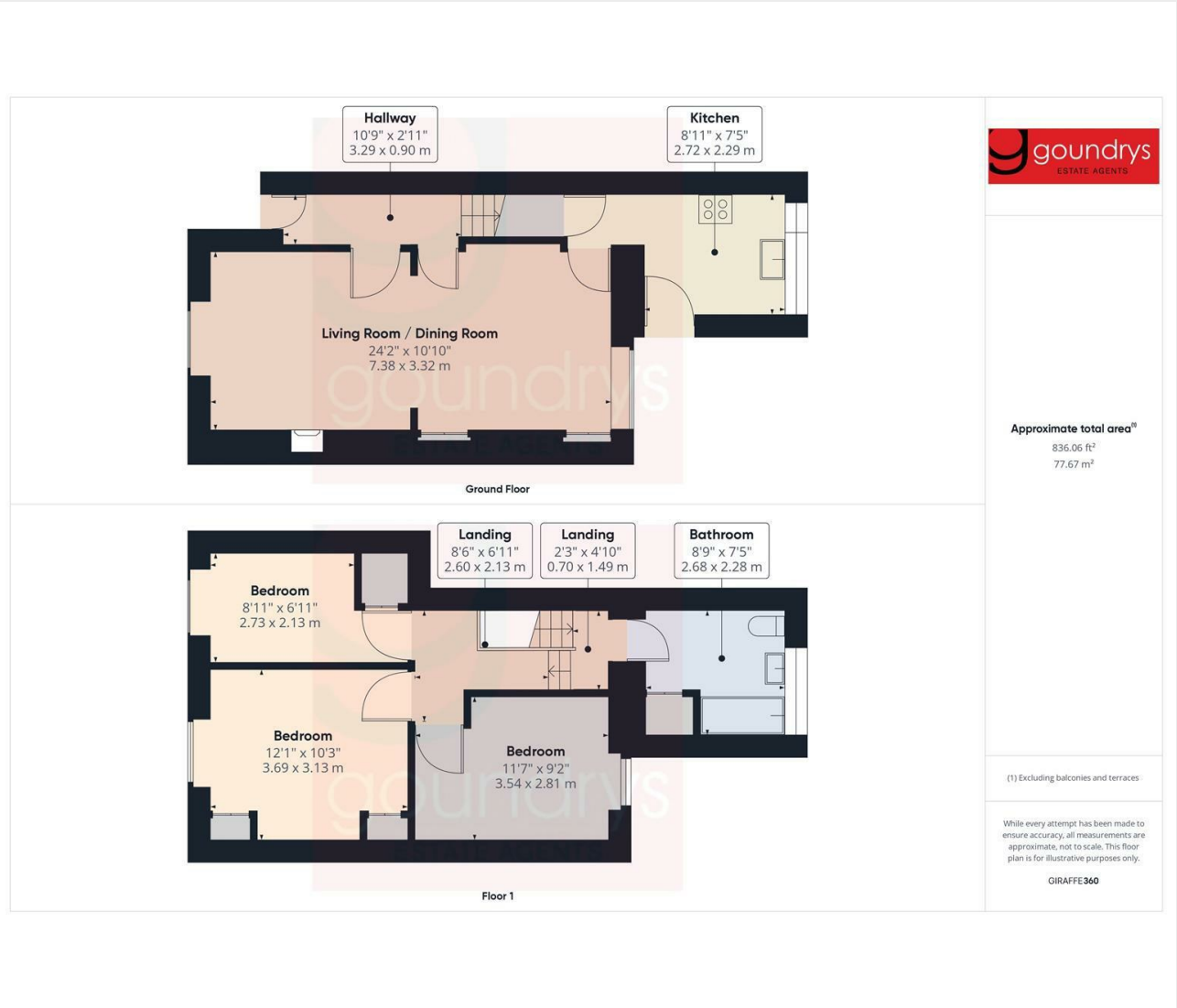
12'1" x 10'3" (3.69 x 3.13)

BEDROOM

11'7" x 9'2" (3.54 x 2.81)

BATHROOM

8'9" x 7'5" (2.68 x 2.28)



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