



20 Laity Road  
Troon, Camborne

LODGE & THOMAS

ESTABLISHED 1892

## 20 Laity Road

Troon, Camborne  
Cornwall TR14 9EL

### Offers invited over £299,950

A characterful home fringing the village of Troon, offering three bedroom, two reception accommodation together with outbuildings/workshops, garage and carport, ideal for home working and hobbies.

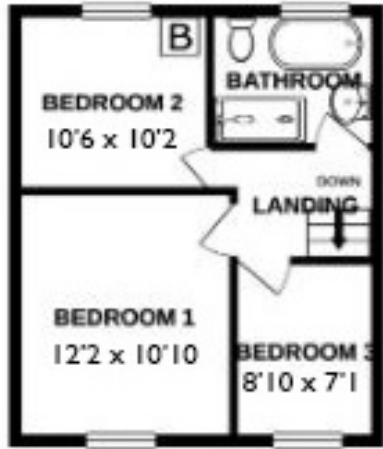
#### Situation

Troon is a small and popular village, 1½ miles south-east of Camborne. As such, it is well-placed and central to a wide variety of schooling, shopping, business and health care facilities. The A30 is approximately 2 miles distant for ease of travel throughout the county whilst the City of Truro is approximately 15 miles distant.

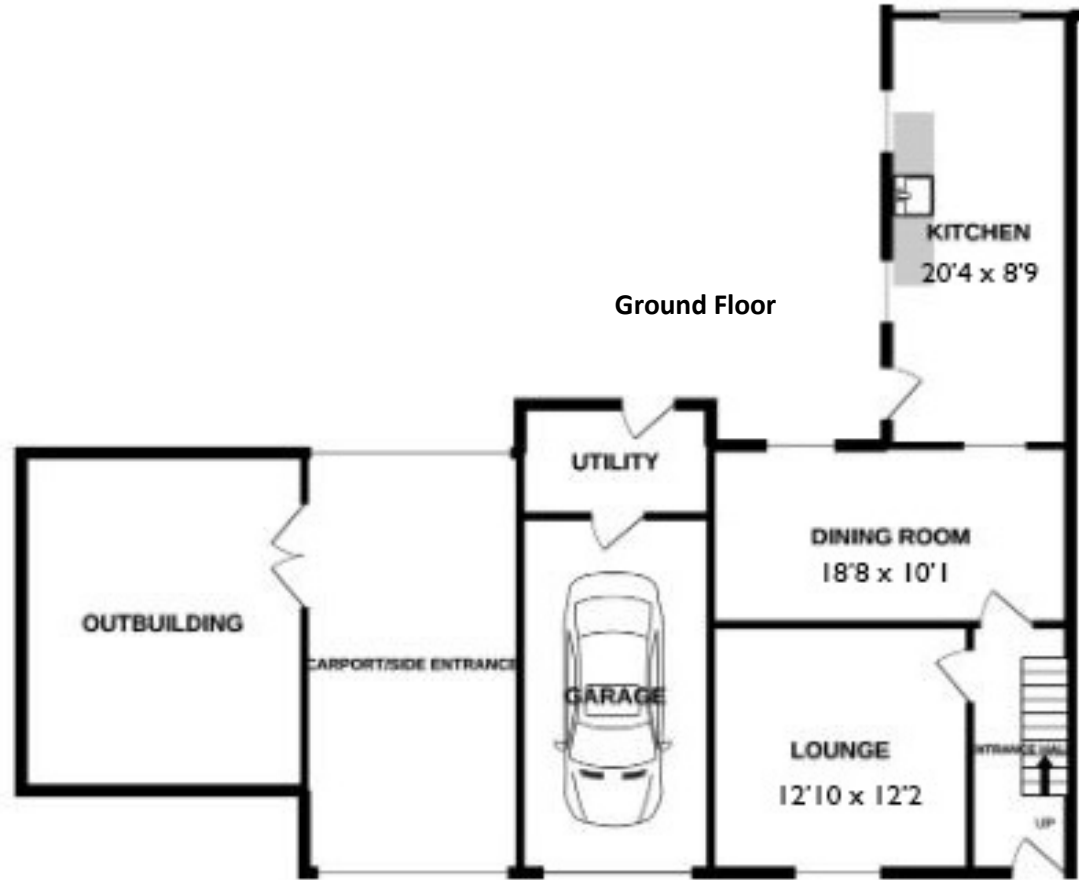
#### The Property

A well-proportioned stone fronted house that has been improved and upgraded over the years to provide practical accommodation and which has just been redecorated. The property features a lounge with multi-fuel stove, large dining room with multi-fuel stove and a refurbished kitchen/breakfast room with granite worktops. On the first floor there are three bedrooms and a well-appointed bathroom. The property has mains gas central heating and uPVC double glazed windows and doors.





First Floor



Ground Floor



First Floor



Ground Floor

To the side and rear are two large outbuildings/workshop/ garaging all centred on an enclosed concrete courtyard and lawned garden. This really is a fantastic opportunity for somebody who wants to work from home, who needs lots of storage, or someone with lots of hobbies.

**Garage & Utility Room** (23' 6 x 9'5) with roller door opening onto the road in front, useful loft storage area, electric light and power, wc and wash basin in utility area with plumbing for washing machine.

**Car Port** (21'7 x 10'9) with solid gate opening onto road, and open access to yard.

**Workshop** (13'9 x 16'7) with electric light and power.

**Office/Store** over open stabling (31' x 9'10) with electric light and power.



**Services:** Mains water, mains electricity, mains gas and mains drainage are connected. Interested applicants are advised to make their own enquiries and investigations prior to making an offer.

**Council Tax Band:** B **EPC:** E **Tenure:** Freehold

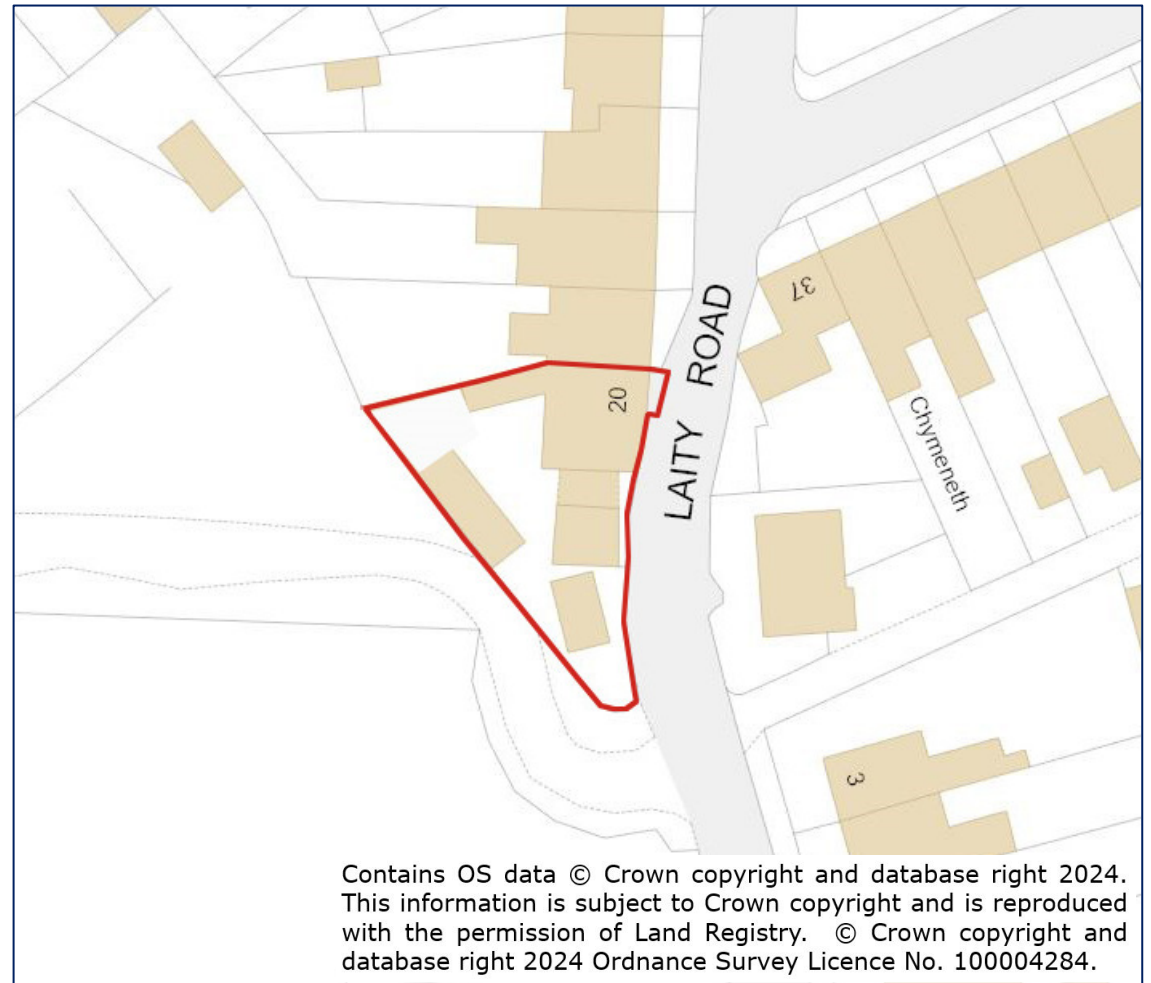
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** Strictly by appointment with the sole selling agents Lodge & Thomas.

**Directions:** From Camborne to Troon enter the village along Newton Road and continue through past Troon Motors on the left and keep going along Fore Street. At the Co-op on the left hand side turn right into Pendarves Street and take the next left into Laity road, where the property will be found a short way along on the right hand side identified by a Lodge & Thomas for sale board.

**what3words///** water.steps.autumn





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