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**Barberry Way,  
Camborne**

**£161,000  
Leasehold**





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Camborne**

**£161,000 Leasehold**

## **Property Introduction**

Ideal for the first time buyer, this beautifully presented terraced house was built in 2018 and benefits from the remainder of a 10 year guarantee. Offered to the market as part of a shared ownership re-sale scheme, the property is being sold with a 70% share of the full market value. The remaining 30% being rented by agreement with Sanctuary Housing. The current rental cost is £189 per calendar month. There is the option to buy more shares in the future, known as 'staircasing' to 100% ownership. This home has a contemporary theme throughout, the kitchen/diner having a stylish range of units, the lounge enjoys an outlook over the rear garden and on the first floor there are two double sized bedrooms and a bathroom. As you would expect there is full uPVC double glazing and the property is warmed by a gas fired central heating system. To the outside the front garden has been stone chipped for ease of maintenance and the rear garden is enclosed, largely lawned and secure for pets and younger children. Opposite the property is a garage and a parking space. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of this property.

## **Location**

Situated within a mile and a half virtually level walk from the town centre, there is a late night convenience store nearby and Rosemellin School which is for younger children is within walking distance. Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living. There is a mix of national and local shopping outlets, a range of places to eat and drink and there is a mainline railway station which connects with London Paddington and the north of England. The A30 trunk road is accessed nearby and Truro, the administrative and cultural heart of Cornwall is within 13 miles, the north coast at Portreath is within 5 miles and the university town of Falmouth on the south coast is within 15 miles.

### **ACCOMMODATION COMPRISES:**

Storm porch with composite double glazed door opening to:

### **HALLWAY**

Stairs to first floor and panelled doors opening off to:

### **KITCHEN/DINER 14' 5" x 7' 1" (4.39m x 2.16m)**

uPVC double glazed window to the front. Fitted with a range of eye level and base units with adjoining square edge working surfaces and featuring an inset single drainer sink unit with mixer tap. Built in stainless steel oven with four ring gas hob and stainless steel and glass cooker hood over. Extensive ceramic

tiling to splashbacks, space and plumbing for automatic washing machine and radiator. Cupboard housing gas combination boiler.

### **LOUNGE 14' 0" x 10' 9" (4.26m x 3.27m)**

uPVC double glazed window to the rear and uPVC double glazed French doors opening onto the rear patio. Radiator.

### **CLOAKROOM**

Pedestal wash hand basin, close coupled WC and radiator.

### **FIRST FLOOR LANDING**

A central landing with panel doors to:

### **BEDROOM ONE 14' 1" x 9' 5" (4.29m x 2.87m)**

uPVC double glazed window to the rear. Radiator. Access to loft.

### **BEDROOM TWO 10' 7" x 9' 4" (3.22m x 2.84m)**

uPVC double glazed window to the front. Radiator.

### **BATHROOM**

Contemporary in design with a close coupled WC, pedestal wash hand basin and panelled bath with mixer shower. Extensive ceramic tiling to walls and radiator.

### **OUTSIDE FRONT**

To the front the garden has been stone chipped with ease of maintenance in mind.

### **REAR**

The rear garden is enclosed, largely lawned with a patio and a gravelled bed. External water supply and external power.

### **GARAGE 17' 6" x 9' 2" (5.33m x 2.79m)**

With up and over door and having a parking space to the front.

### **AGENTS NOTE**

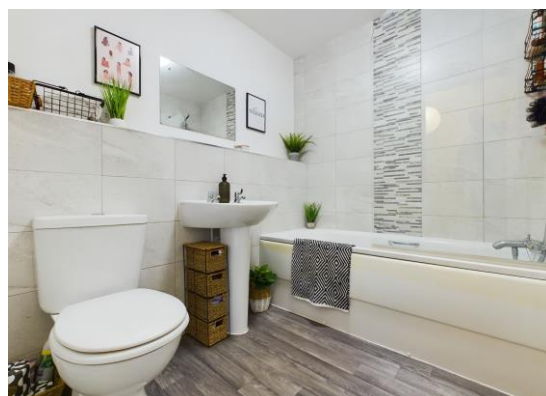
As previously mentioned our vendor is selling a 70% share of this property with the remaining 30% being rented under an agreement with Sanctuary Housing. Potential buyers must qualify to purchase this property and prove a local connection. The full details can be obtained via our office. The current rent and service charge amounts to £189.69 per calendar month and this includes building insurance and roads and grounds maintenance. The Council Tax Band for the property is Band A.

### **SERVICES**

Mains gas, mains water (metered), mains electric and mains drainage.

### **DIRECTIONS**

From Tesco's car park, turn left into Kegin Way and at a set of traffic lights, turn left. Take the first exit off the roundabout and then turn first right into Albert Street. At a staggered junction carry straight across into Park Road and at another staggered junction carry straight across into Cliff View Terrace. After passing the school on your right, turn right into Boiler Works Road and take the first turning left into West Seaton Road and at the end of West Seaton Road, Barberray Way will be found on the left hand side where the property will be found on the left. If using What3words: excavate.flasks.mugs.

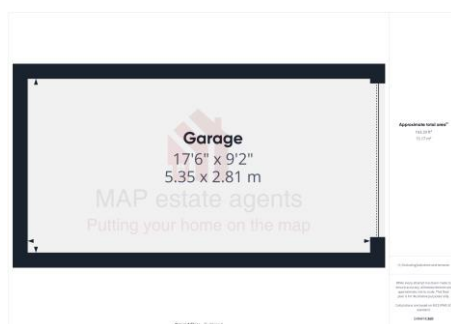
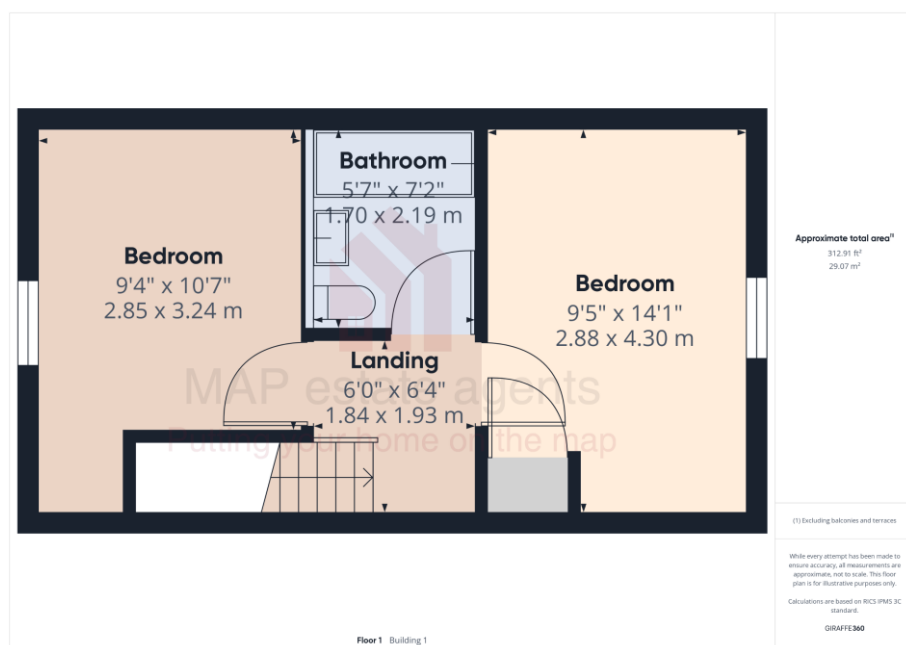
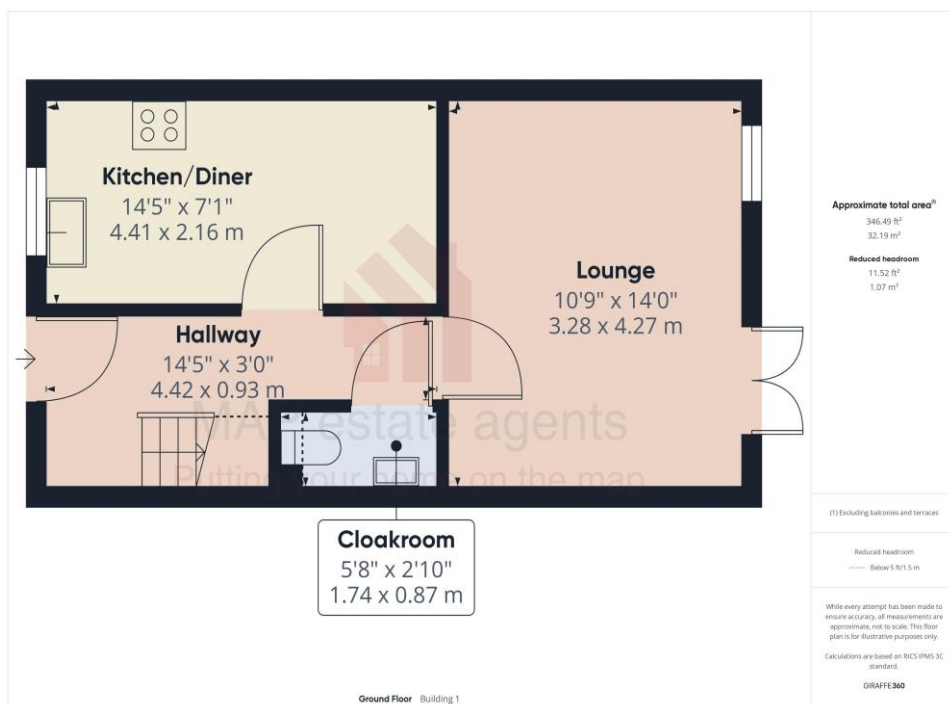


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- 70% shared ownership house
- Built in 2018 with residue of warranty
- Two double size bedrooms
- Lounge with outlook over rear garden
- Fitted kitchen diner
- First floor bathroom
- Ground floor WC
- Enclosed and secure rear garden
- Garage and parking
- Section 106 buyer qualification applies



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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