

South Terrace

Camborne

TR14 8US

Asking Price £300,000

- RECENTLY CONSTRUCTED FAMILY HOME
 - THREE DOUBLE BEDROOMS
 - HIGH SPECIFICATION KITCHEN/DINING ROOM
 - BEAUTIFUL BATHROOM
- SUNNY SOUTH WEST FACING WALLED GARDEN
 - BRICK PAVED DRIVEWAY
- SELECT CUL-DE-SAC LOCATION
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1098.00 sq ft



3



2



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C77

DESCRIPTION

A spacious and well presented three double bedroom semi detached home in a unique location in a highly secluded Cul-De-Sac, yet within walking distance of Camborne's town Centre and mainline railway station. This modern property is well presented throughout with a high specification build with quality components throughout, such as solid oak doors and a high specification kitchen. The property offers well proportioned accommodation to include Living room, Spacious Kitchen/Diner, Utility Room and Ground floor W.C, along with three double bedrooms and Family bathroom on the first floor. Externally there's a brick paved driveway for two vehicles, and a lovely private, secure and sheltered walled rear garden. An Stablys is a unique, select development on the outskirts of Camborne town of just five properties, located in a sought after private setting. All in all a lovely, spacious modern family home in a secluded location yet still handy for all the amenities close at hand in the market town of Camborne.

ENTRANCE

UPVC double glazed composite door opening into:

HALLWAY

15'4" x 6'0" max. (4.695m x 1.854m max.)

A generous hallway with stairs to floor first floor. Under stairs storage cupboard. Radiator. Further storage cupboard with shelving. Solid oak door opening into living room. Solid oak door opening into kitchen/dining room.

LIVING ROOM

15'5" x 10'3" (4.709m x 3.143m)

A spacious living room with UPVC double glazed sliding sash windows to front elevation. Radiator.

KITCHEN/DINING ROOM

16'10" x 13'9" (5.151m x 4.195m)

A Superb, room with clearly delineated spaces for both kitchen and dining areas. A lovely dual respect room with UPVC double glazed sliding sash window to side elevation and UPVC double glazed French doors leaving out into the rear garden. Oak effect

lamine flooring throughout. A lovely kitchen area with a range of floor standing and wall mounted cupboard and drawer units with Oak effect work surfaces over. One and a half bowl composite sink unit with drainer board and mixer tap over. Metro tile splashback. Integrated oven and grill with four ring hob and extractor fan over. Integrated fridge freezer. Integrated dishwasher. Generous area for dining table with radiator. Solid oak door opening into:

UTILITY ROOM

Laminate flooring. Floor standing cupboard unit with Oak effect work surface over. Integrated washing machine. Metro tiled splash back surround. UPVC double glazed window to rear elevation. Extractor fan. Solid oak door opening into:

CLOAKROOM

5'4" x 2'9" (1.646m x 0.852m)

Oak effect laminate flooring. Low level WC. Inset wash handbasin with cupboard unit beneath with Metro splash back. UPVC double glazed obscured window to rear elevation. Extractor fan.

FIRST FLOOR

A generous landing area with UPVC double glazed sliding sash window to side elevation. Doors opening into all three bedrooms. Door opening into family bathroom. Radiator.

BEDROOM ONE

13'11" x 10'1" (4.264m x 3.084m)

A lovely principal bedroom with UPVC double glazed sliding sash windows to front elevation. Radiator. Built-in ply built double wardrobe.

BEDROOM TWO

15'0" x 8'2" (4.595m x 2.496m.)

Another particularly spacious double bedroom with UPVC double glazed sliding/window to rear elevation overlooking the rear garden. Radiator.



BEDROOM THREE

10'7" x 8'3" (3.232m x 2.517m)

A well proportioned double bedroom Currently utilised as a nursery. UPVC double glazed sash window to rear elevation overlooking the rear garden. Radiator.

BATHROOM

9'11" reducing to 6'2" by 6'3" (3.038m reducing to 1.881m by 1.919m)

A stunning family bathroom with Oak laminate flooring. Panelled bath with mixer tap and plumbed shower unit over. Low-level WC. Inset wash hand basin with cupboard unit beneath. De-misting vanity mirror. Wall mounted chrome heated towel rail. part tiled to 3 walls. UPVC double glazed obscured sliding sash windows to front elevation. LED spotlights over.

OUTSIDE

The select 'An Stablys' development is approached via a private road which leads into a communal courtyard. This leads directly to a private brick paved driveway providing parking for two vehicles. There's a gated walkway to the side of the property accessing the rear garden.

To the rear there's a lovely private and very secure south west facing walled garden which enjoys plenty of sunshine. There's an area of low maintenance stone chippings immediately to the rear of the property, suitable for outside dining etc. there are two gentle steps leading up to a slightly raised level lawn rear garden. Timber storage shed. Access path to the side of the property providing storage space and a pedestrian walkway back around to the front of the property.





South Terrace, Camborne, TR14 8US

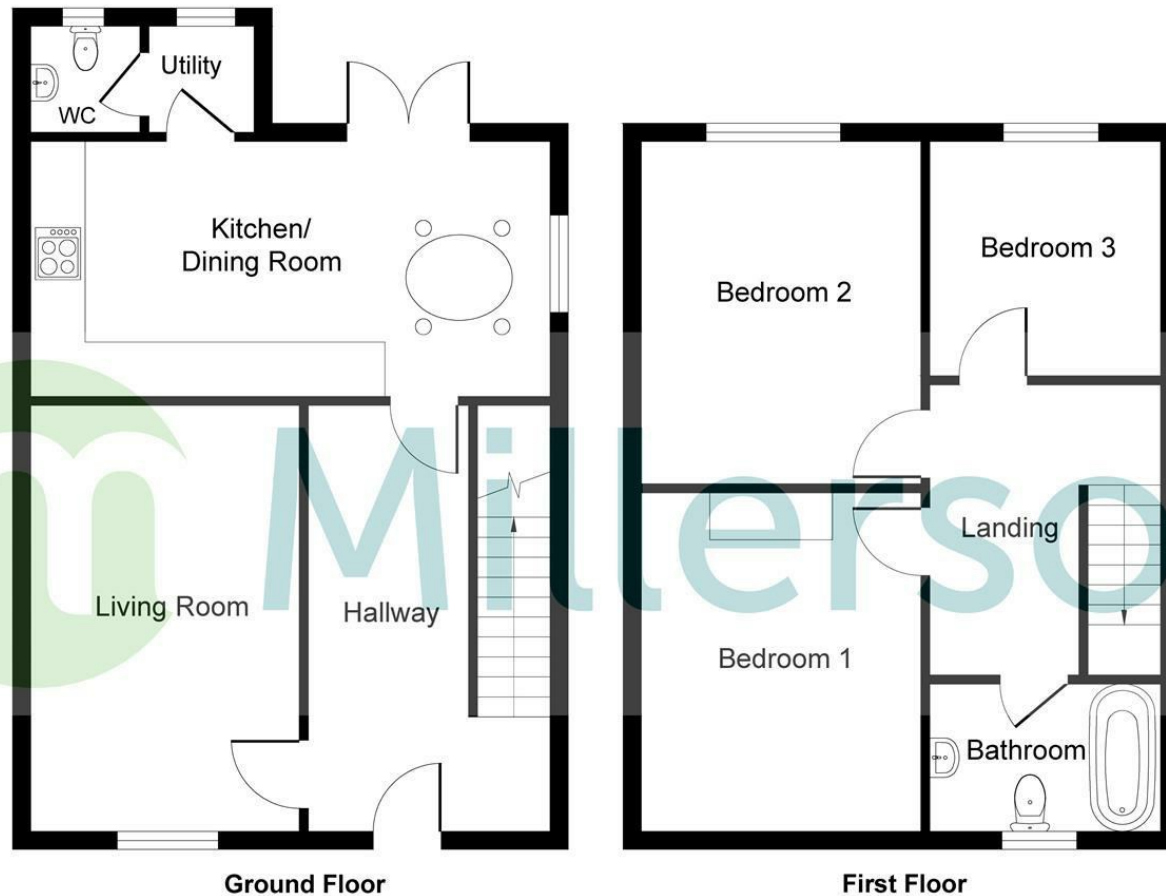
AGENTS NOTE

PLEASE NOTE THE EPC FOR THIS PROPERTY WAS CARRIED OUT FOR AN INCORRECT POST CODE DUE TO ADDRESS CHANGES WHEN THE DEVELOPMENT WAS INITIALLY CONSTRUCTED AND REGISTERED. AS SUCH THE EPC IS REGISTERED TO 5 THE STABLES, TR14 8SS.

MATERIAL INFORMATION

Verified Material Information Asking price: Price £300,000
Council tax band: C Tenure: Freehold Property type:
House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Double glazing Broadband: ADSL copper wire Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent Parking: Driveway. Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None. Public right of way: No Long-term flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None. Coal mining area: No Non-coal mining area: Yes Energy Performance rating: CALL information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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