



3 Primrose Close,
Camborne, Cornwall TR14 7HS



MATHER
PARTNERSHIP





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A superb four bedroom detached house situated at the end of a cul de sac, it has spacious living accommodation and excellent transport links. This impressive house has a great garden, which has been designed for easy maintenance and has a sheltered decked area which is perfect for entertaining and al fresco dining. The property is also only 15 minutes drive away from the 3 mile surf beach of Gwithian at St Ives Bay & quaint coastal port village of Portreath. Inside, the accommodation does not disappoint! The entrance hallway provides access to a good size lounge with large window, letting in plenty of light. The kitchen/diner is of an excellent size being extremely well finished with ample kitchen units, and built in appliances. There is plenty of space for a dining table, and is open plan into the kitchen area as well as having double doors opening into the lounge. The first floor provides a wide landing, family bathroom and a total of four bedrooms, with the main having an en suite shower room. We strongly recommend a viewing of this property to appreciate everything that is on offer. Coming to the market with no onward chain.



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Guide Price - £362,000

Location

Camborne has many well-regarded schools and the local college is attracting good reports for its academic achievement. With access on to the A30, Camborne has excellent transportation links combined with a mainline railway station which provides daily services to London, Paddington. The town centre offers a good range of retail outlets both national and independent. The well-regarded beaches of the North Coast are only a short drive away and have an international reputation for surfing and water activities.

Accommodation

Entrance Hall
Living Room
Kitchen/Diner
Utility Room

Bedroom One with En-Suite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

Parking

On the brick driveway.

Garage

Single garage with internal pedestrian door. Light and power are connected.

Garden

Small garden to front, and lawned area to the rear with pedestrian access.

Council Tax Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Services

Mains gas, electricity, water and drainage.

Agents Note

Our vendor has advised that there is a shared access (pathway only) to rear gardens between 3 Primrose Close and 4 Primrose Close.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations – Purchasers

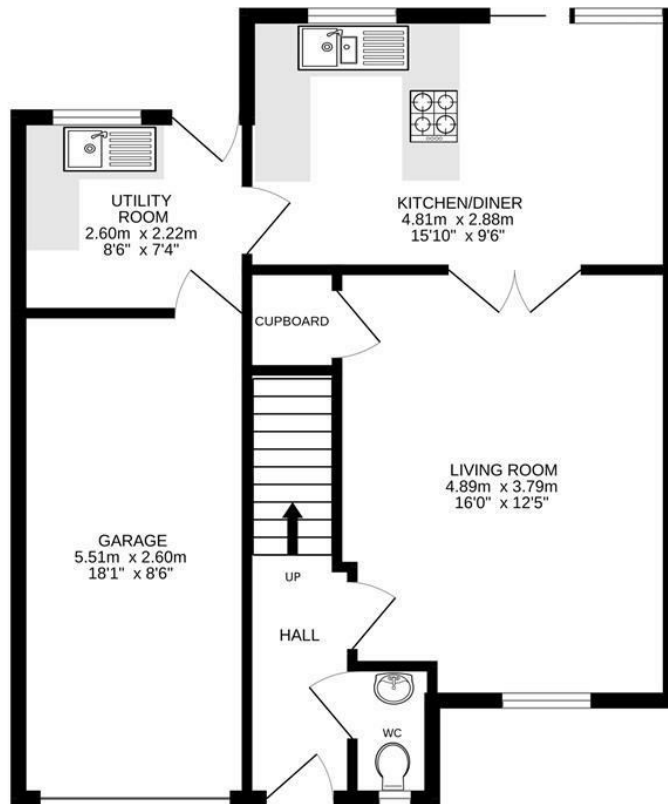
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

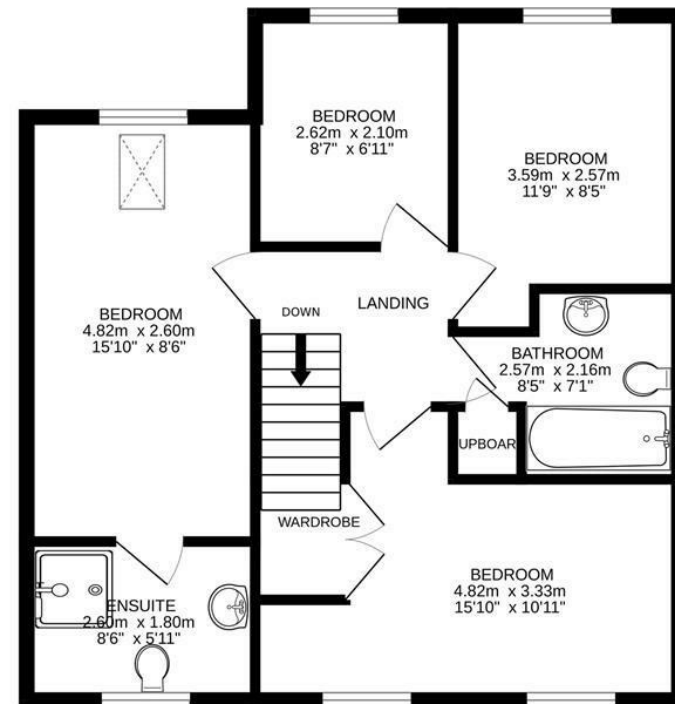
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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