

27 Higher Penponds Road
Camborne, TR14 0QG



MATHER
PARTNERSHIP



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Welcome to this charming three bedroom end of terraced cottage located on Higher Penponds Road. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The living room features a cosy log burner, ideal for those chilly evenings, while the separate dining room, just off the kitchen, provides a warm and inviting social atmosphere for family meals or gatherings with friends. The family bathroom is a practical space and easy maintenance ideal for family living. One of the highlights of this lovely cottage is the stunning countryside views that can be enjoyed from various vantage points within the property. Step outside to the enclosed rear garden, a private area where you can unwind. Whether you have a green thumb or simply enjoy al fresco dining, this outdoor space offers endless possibilities.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE £250,000

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 Hallway
Living Room
Dining Room

Kitchen
Bathroom
Stairs to First Floor Landing
Bedroom Three
Bedroom Two
Bedroom One

Outside

As you step outside, you are greeted by a patio area that serves as the gateway to a tiered garden. This garden has been thoughtfully sectioned to make the most of the available space, and is bordered by mature shrubs. The first section of the garden is home to a fish pond and a hard ground area that is perfect for outdoor seating. Beyond this, there is an area of lawn that leads to a raised decked area. This deck is spacious enough to accommodate a large shed, making it a versatile addition to the property.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 39 | |
| (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 water, drainage and electricity. Oil Fired Central Heating.

Council Tax Band- B

Broadband and Mobile 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

First Floor

Total floor area 66.1 sq.m. (712 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

