

# Charnwood Reskadinnick Road Camborne, TR14 7LR







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Set within a generous plot to both the front and rear, this stunningly renovated three-bedroom bungalow offers modern living. Finished to a high standard, the property features a bright and spacious open-plan kitchen, living, and dining area, perfect for both everyday life and entertaining guests.

The well proportioned bedrooms include a master suite complete with a en-suite shower room, offering a private retreat within the home.

Located in a well-regarded and desirable area, this bungalow combines comfort, space, and convenience, ideal for those seeking single-level living without compromising on style or setting.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price £450,000**

**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. Holman Park is a gated community offering a high degree of privacy and seclusion. Only a stone's throw away from the centre of the town and within walking distance of the many amenities and facilities that Camborne has to offer. From the properties location, there is excellent access onto the A30 giving access into all the major market towns, picturesque fishing villages and Cathedral city of Truro.

**Accommodation**

Entrance Hall

Lounge/Diner

Kitchen/Breakfast room

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Family Bathroom

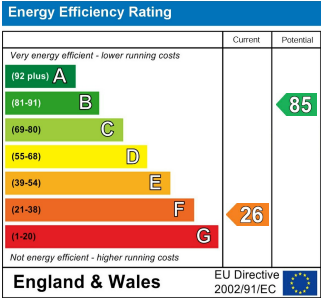
**Parking**

There is a driveway with ample parking for multiple vehicles

**Outside**

To the front of the property, a generous garden awaits an open canvas bursting with potential, ready for you to shape into your dream outdoor space. At the rear, you'll find a beautifully landscaped garden and stylish patio area, perfect for relaxing or entertaining, complete with a hot tub for that added touch of indulgence.





**Services**

Mains Water, Drainage and Electricity. There is Gas Centeal Heating in the process of being fitted.

**Council Tax Band- D****What3Words**

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**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



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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