

Beech Cottage, Courtyard Cottages Holman Park

Camborne, TR14 8FD





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Tucked away in the highly sought after area of Holman Park, this delightful end of terrace cottage offers a wonderful blend of character, comfort, and convenience. With three well proportioned bedrooms, this home is ideal for families, couples, or anyone seeking a peaceful Cornish retreat close to local amenities.



The property features a bright and welcoming living/kitchen/dining area, perfect for both relaxation and entertaining. Having been tastefully renovated to a high standard, the cottage combines modern finishes with timeless charm, creating a warm and inviting atmosphere throughout.

Outside, there is a small enclosed courtyard, providing a private and low maintenance space to enjoy a morning coffee or evening glass of wine. The property also benefits from its own dedicated parking space, offering rare convenience in such a desirable location.

Situated just a short stroll from Camborne town centre, residents can enjoy easy access to local shops, cafes, and transport links. The nearby A30 ensures excellent connectivity to surrounding towns and the stunning north coast beaches of Godrevy and Gwithian.

Homes in Holman Park are rarely available. This charming cottage offers the perfect balance of traditional character and modern living in one of Camborne's most sought-after residential areas.



The Mather Partnership, Offices in Helston & Hayle
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| www.thematherpartnership.co.uk

Guide Price £275,000

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

Lounge/Kitchen/Diner
Cloakroom

Bedroom
Bedroom
Bedroom
Family Bathroom

Parking

There is one allocated space at the property.

Outside

There is a courtyard to the rear of the property. Purchasing a property in Holman Park entitles you to have access to the ground of the Park

Services

Mains Water, Electricity and Air Source Heating

Service Charges

Our client has advised us that there is a service charge of £1,134.04 per annum which is payable to the management company.





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			
		71	82
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

Lease Information

Our client has advised us that there is a 999 year lease which commenced on the 1st January 2014.

Council Tax Band- C**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.

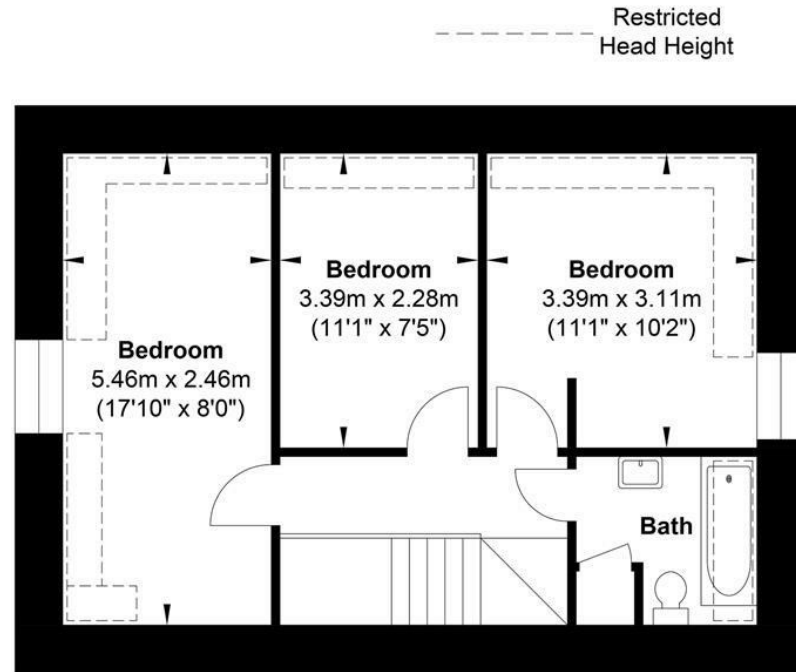
Broadband & Mobile Phone Coverage

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/>





Ground Floor



First Floor

Gross Internal Floor Area : 86.77 m2 ... 933.98 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.



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