

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

# BILL BANNISTER

Sales & Lettings



## Plot 3, 104 Park Road Camborne, TR14 8QB

**£205,000**



We are pleased to offer this contemporary BRAND NEW masonry built two bedroom home. A 10 year Stroma build warranty is included, along with a private parking space, enclosed rear garden, EV charging port, built-in wardrobes and underfloor heating. The property has been built to the latest high insulating building standards to ensure comfort in your new home.

Contact us today to secure your new home.

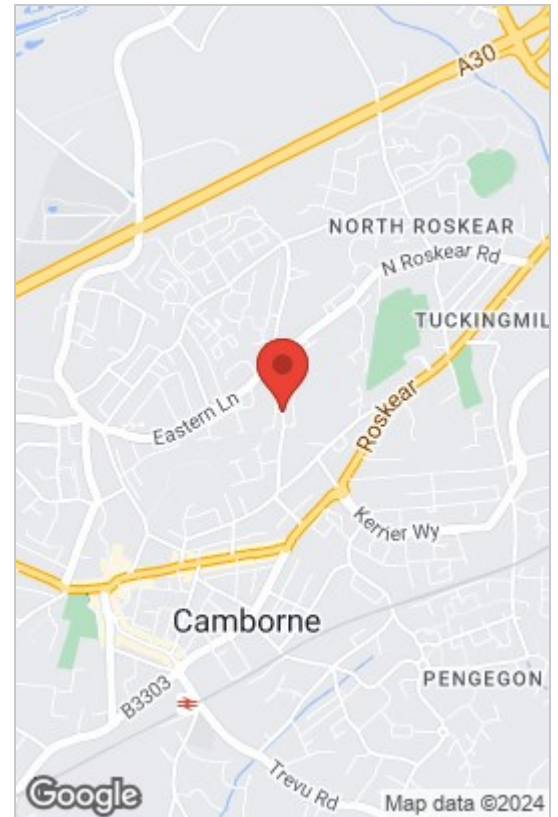


One of three highly insulated terraced new builds slated for completion in Autumn 2024, this residence stands out for its high specification and build quality. The upper level hosts two bedrooms with integrated wardrobes, accompanied by a family bathroom. On the ground floor, a well-appointed kitchen transitions into an ample lounge/dining area, leading to an enclosed, low maintenance rear patio garden. Noteworthy features include an air source heat pump complementing the underfloor heating system, alongside double-glazed windows, ensuring optimal energy efficiency. With a centralised thermostat system and radiator heating upstairs, this residence exemplifies both comfort and sustainability. Contact us today to find out how you can secure your new home.

Camborne town is within approximately half a mile and offers a range of shopping facilities, primary and secondary schooling, a bus station and main line railway station. A Tesco store is also within a short distance.

We understand that a planning application has been submitted to Cornwall Council (awaiting decision) for a regeneration project at Gerry Park to include the construction of a wheeled sports facility, a mixed-use games area, outdoor gym equipment and a community hub building with public conveniences. The football pitch is to be reinstated, with better car parking provision on site and improved access and visibility from the surrounding streets to enhance cycle and walking links, providing new 'gateways' to the Park. Other improvements also include a fully accessible perimeter path, seating areas and spaces for social gatherings. The southern meadow with retain areas for quiet reflection and dog walking within the parkland setting, with new wildflower areas, ornamental gardens and enhanced tree planting throughout the Park.

## Area Map



## Floor Plans



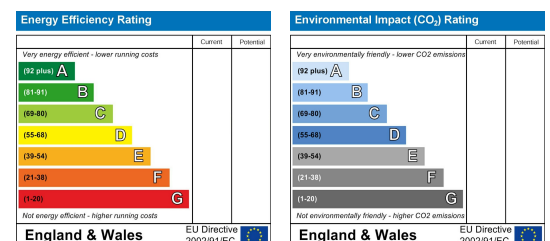
## KEY FEATURES

- Built to the latest high insulating building standards
- Underfloor heating
- Air sourced heat pump
- Built-In Wardrobes
- Double doors onto low maintenance garden
- Private parking
- EV car chargin
- Close to schools and amenities

## DIRECTIONS

Leaving the A30 westbound at the first Camborne exit keep left and proceed up to the large crossroads and traffic lights. Turn right towards Camborne and follow this road all the way to Tesco roundabout. Take the second exit towards Camborne and some two to three hundred yards down turn right into Albert Street. You will come to a crossroads where you need to go straight ahead into Park Road and the property will be found at the very bottom on the right hand side.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.