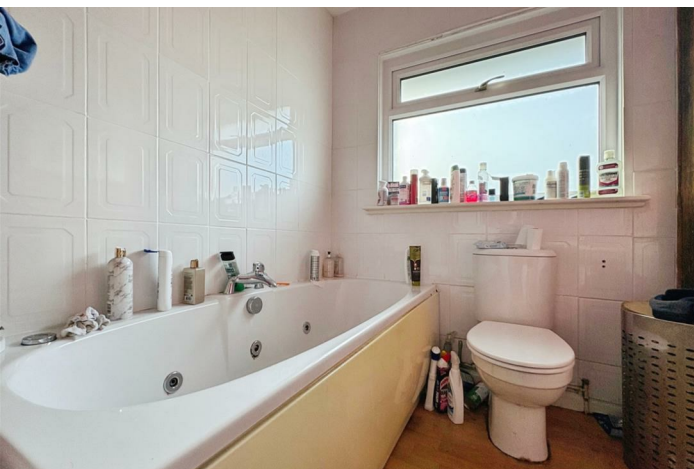
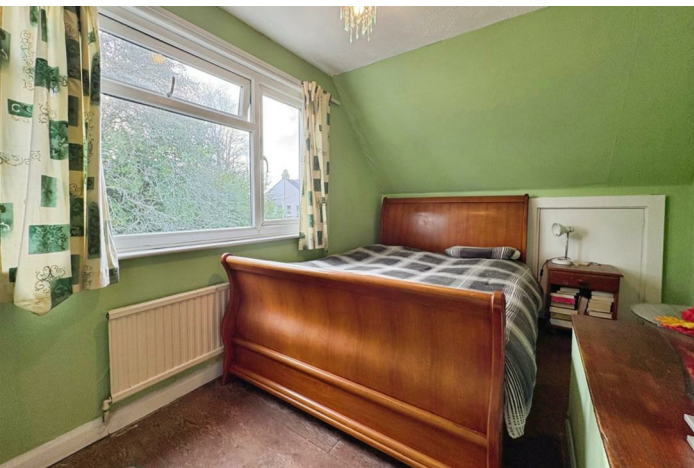


Dunelm, Mount Pleasant Road Camborne, TR14 7RJ







Dunelm, Mount Pleasant Road Camborne, TR14 7RJ

Nestled on the charming Mount Pleasant Road in Camborne, this delightful detached home offers a perfect blend of comfort and convenience. With four bedrooms and two bathrooms, this home is ideal for families seeking both space and functionality.

As you step inside, you will be pleasantly surprised by the generous living areas that provide ample room for relaxation and entertaining. The older style of the property adds character and warmth, making it a welcoming retreat for its residents.

One of the standout features of this home is the larger than expected rear garden, which offers an ideal outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air.

The property is conveniently located close to the town centre, ensuring that all essential amenities, including shops, schools, and the train station, are within easy reach. The train station provides direct routes into the Home Counties, making it an excellent choice for commuters.

Parking will never be an issue here, as the ample driveway can accommodate a number of cars providing convenience for families or guests.

Set in a quiet location within a desirable area, this home presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of modern living. Do not miss the chance to make this charming property your new home.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price- £335,000

Location

Mount Pleasant in Camborne, Cornwall, is a charming residential area known for its peaceful atmosphere and attractive period properties. Set within walking distance away from the town centre which offers a vast array of shops and the local schools. Camborne train station is also a short distance away and offers access into the home counties. Camborne has a vibrant community along with a well renowned rugby club. From the town there is excellent access onto the A30 which leads into the major market towns and harbourside villages of Cornwall along with access into the Cathedral City of Truro

Accommodation

Entrance
Reception Hall
Kitchen
Dining Room
Living Room
Family Bathroom
4 Bedrooms
Shower Room

Garage

15'4 x 8'2

With a metal up and over door. The garage benefits from a work pit. To the side of the garage is a large storage area.

Parking

The property is approached via a long driveway which leads to an area of parking for 4 to cars. There is gated access leading around to the rear of the property were there is more parking.

Outside

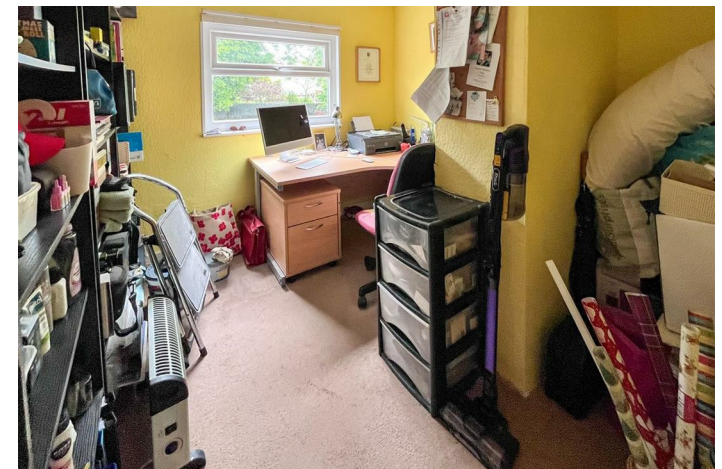
To the rear of the property is a large area which can double up as a patio area or further parking. There are steps leading up to the raised lawn garden with mature flowerbeds to either side. The rear garden is enclosed by walling and fencing and should prove suitable for both children and pets. There is a large summerhouse in this area of garden with a decking to the front. The garden does offer a good degree of privacy.

Services

Mains Electric, Water, Gas and Drainage

Solar Panels

The solar panels on the garage are owned outright by the property.





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	
		82	89

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	

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



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

