

# Chy An Coose, Holman Park

## Camborne, TR14 8FD





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Nestled in the highly sought-after area of Holman Park, Camborne, this exquisite detached bungalow offers a perfect blend of privacy and convenience. With three well-proportioned bedrooms and two modern bathrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

Having undergone a complete renovation to an exceptional standard, every corner of this bungalow reflects quality and attention to detail. The interior is bright and inviting, making it a delightful space to call home. The large mature gardens that envelop the property are a true highlight, featuring a variety of specimen shrubs and plants that create a serene outdoor environment.

For those with vehicles, the property offers ample driveway parking along with a large garage, ensuring convenience for residents and guests alike. The location is particularly advantageous, as it is just a short stroll from the town centre, providing easy access to local amenities. Furthermore, the property is well-positioned for quick access to the A30, making it easy to explore the stunning beaches at Godrevy and Gwithian.

A home of this calibre, set in such a unique location, is indeed a rare find. Whether you are looking for a family home or a tranquil retreat, this bungalow in Holman Park is sure to impress.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price £575,000**

**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 (4.5m x 5.0m)

Kitchen (3.85m x 4.05m)

Conservatory (9.2m x 3.15m)

Bedroom (4.5m x 4.0m)

Study (3.8m x 2.2m- accessed via bedroom)

Bedroom (4.0m x 3.0m)

Bedroom (3.85m x 5.5m max)

Bathroom

**Garage**

Large garage creating the ideal space for a gardening equipment and a car.

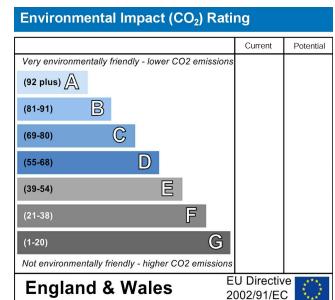
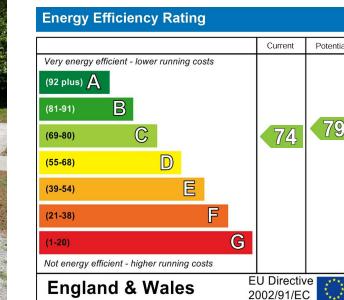
**Parking**

Driveway parking for a number of cars.

**Outside**

The garden is a real feature of the home and surrounds the home and is laid to lawn and incorporates or is bordered by a number of mature shrubs, plants and trees.





## Services

Mains Gas, Electric, Water and Drainage

## Agents Note

Our clients have informed us that buyers need to be made aware that there will be a maintenance cost for the upkeep of the shared driveway, lighting, electric gates and tree works and this is set at £480 per year

## Council Tax Band- E

## What3Words

///wrenching.order.nightcap

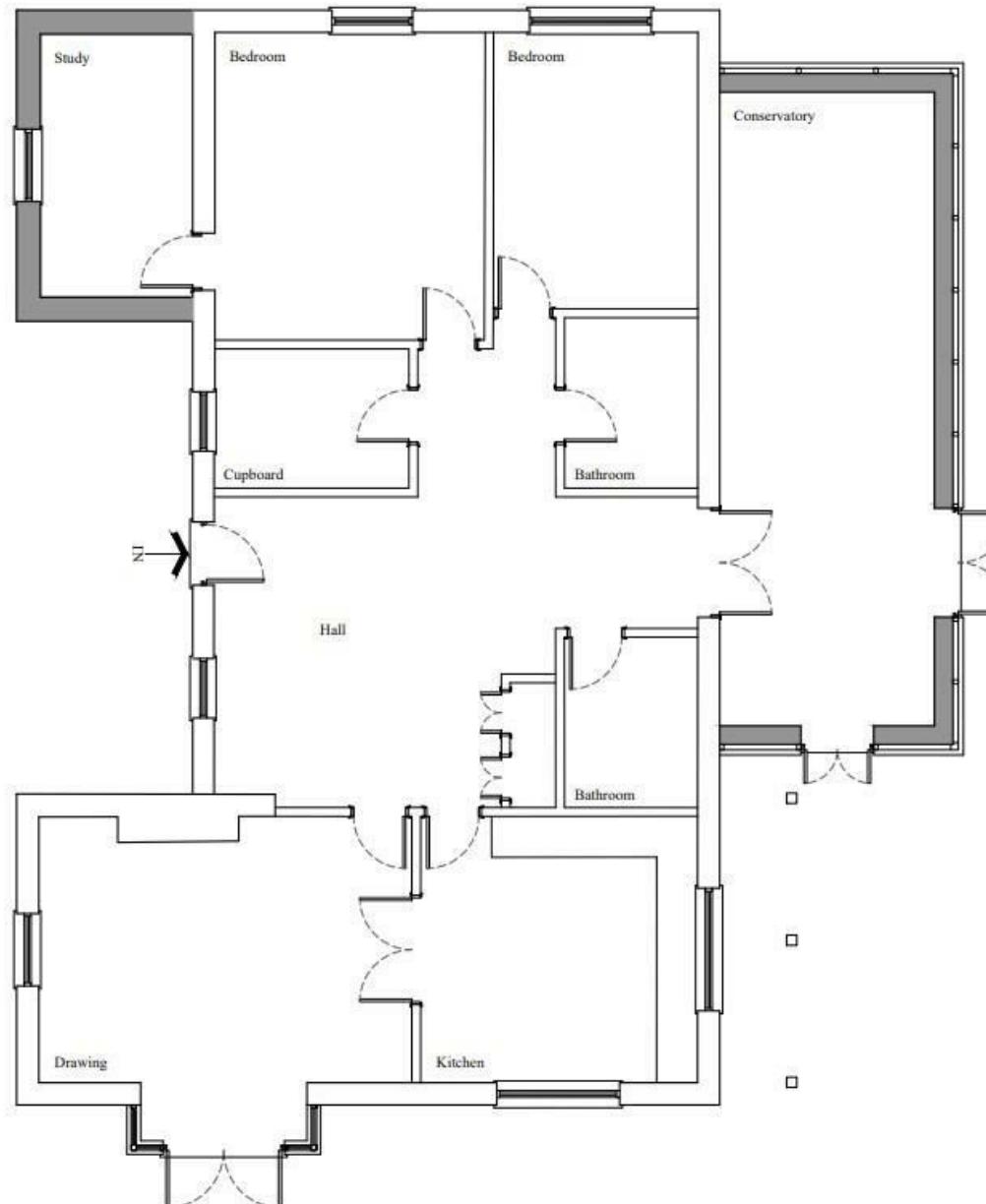
## Anti Money Laundering Regulations – Purchasers

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.





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.

