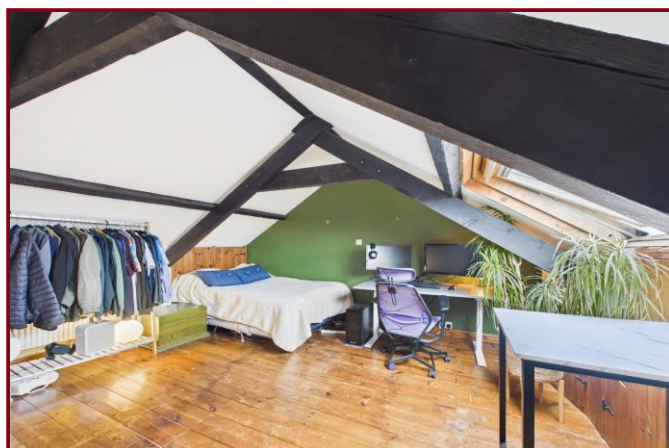




MAP estate agents
Putting your home on the map

**Atlantic Terrace,
Camborne**

**£380,000
Freehold**





Atlantic Terrace, Camborne

£380,000 Freehold

Property Introduction

Occupying a quiet cul-de-sac position and enjoying attractive sea views, this substantial and beautifully presented period home offers versatile accommodation arranged over three floors.

Successfully blending period character with modern convenience, the property benefits from uPVC double glazing, gas central heating and a range of significant recent improvements, including a fully renovated kitchen in 2025, a refurbished first-floor shower room with heated flooring in 2024, updated flooring to parts of the first floor and the installation of a solar energy system with battery storage in 2023.

The spacious accommodation includes three reception rooms, a conservatory, three double bedrooms, a dressing room, dedicated laundry room and a flexible second-floor room ideally suited as a home office, hobby room or additional living space.

With private parking, generous outdoor space, attractive sea views, excellent storage and no onward chain, this is an exceptional family home in a highly convenient location.

Location

Occupying a peaceful cul-de-sac position, the property enjoys a quiet residential setting whilst remaining within easy reach of Camborne town centre and local amenities. Within half a mile of the town centre and a short drive of the 'Tesco' superstore on the fringe of the town, Camborne, which is steeped in mining history, offers all the facilities you would expect for modern living. There is a mix of local and national shopping outlets, banks, a Post Office together with a mainline Railway Station which connects with London Paddington and the north of England. There is also easy access to the A30 trunk road and Truro, the administrative and cultural heart of Cornwall, is within thirteen miles. The north coast at Portreath is within five miles and the south coast university town of Falmouth is within fourteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed panel door opening to:-

ENTRANCE VESTIBULE

Wall mounted cupboard housing consumer unit, tiled flooring and complementary tiling to walls. Attractive stained glass door to:-

ENTRANCE HALL

Stairs rising to first floor and radiator. Doors off to:-

LOUNGE 14' 3" x 11' 11" (4.34m x 3.63m) maximum measurements into bay window

A lovely light and airy living space with a uPVC double glazed bay window to the front. Feature fireplace with slate hearth housing a cast iron wood burner. Recesses to either side - one with cupboard and exposed floorboards. Radiator.

BREAKFAST ROOM 9' 10" x 8' 9" (2.99m x 2.66m) maximum measurements

Stained glass window to the rear. Exposed floorboards and radiator.

DINING ROOM 9' 10" x 9' 5" (2.99m x 2.87m)

Built-in cupboard, seating and tiled flooring. Double doors to:-

CONSERVATORY 11' 11" x 7' 5" (3.63m x 2.26m)

uPVC double glazed construction with dwarf wall. Tiled flooring.

From breakfast room, two steps lead up to:-

KITCHEN 10' 2" x 8' 7" (3.10m x 2.61m)

Fully renovated in 2025, the kitchen has been thoughtfully designed to combine style and practicality. Fitted with a striking range of dark blue base units complemented by wooden work surfaces and glazed display wall cupboards, the kitchen offers a contemporary yet timeless feel. Features include a ceramic butler sink with premium Franke tap, integrated waste disposal unit, built-in Neff Slide&Hide oven, inset hob with extractor over and integrated dishwasher. There is also space for a fridge/freezer, together with attractive tiled flooring and complementary wall tiling. Door to:-

REAR LOBBY

Doors to the rear courtyard.

BATHROOM

Obscure glass double glazed window to the side. Fitted with a white suite comprising of a panelled bath with electric shower and screen over, close coupled WC and vanity wash hand basin. Tiled flooring and radiator.

Returning to entrance hall, balustraded stairs rising to:-

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 14' 6" x 10' 1" (4.42m x 3.07m) maximum measurements into bay window

A generous and light-filled principal bedroom enjoying attractive views towards the coastline and sea. The room further benefits from direct access to a dedicated dressing room, creating an impressive principal suite. uPVC double glazed bay window to the front enjoying a sea view. Radiator. Access to:-

DRESSING ROOM (formerly Bedroom Four) 8' 8" x 5' 3" (2.64m x 1.60m) maximum measurements

Fitted with a range of hanging rails. Door to landing.

BEDROOM TWO 9' 11" x 9' 7" (3.02m x 2.92m)

uPVC double glazed window to the rear. Laminate flooring and radiator.

LAUNDRY ROOM 9' 3" x 7' 0" (2.82m x 2.13m)

uPVC double glazed window to the side. Fitted with a triple cupboard with sliding doors housing washing machine and tumble dryer. Radiator.

SHOWER ROOM

Obscure glass double glazed window to the side. Fully renovated in 2024, this stylish shower room features a contemporary suite comprising a glazed shower enclosure with mains-fed shower, WC and attractive oak vanity unit with wash hand basin. The room further benefits from heated flooring, providing additional comfort and luxury.

BEDROOM THREE 10' 3" x 8' 5" (3.12m x 2.56m)

uPVC double glazed window to the rear. Laminate flooring and Radiator.

Returning to first floor landing, stairs to:-

HOBBY ROOM 14' 10" x 13' 10" (4.52m x 4.21m) maximum measurements, restricted headroom to two walls

A versatile top-floor room offering an ideal home office, hobby room, studio or occasional guest accommodation. Benefiting from a Velux window and useful eaves storage, this flexible space is particularly well suited to modern lifestyles and home working.

OUTSIDE

Directly to the front of the property, one will find a parking space. The front garden has attractive slate tiling and gravelled beds housing a range of mature shrubs. The enclosed rear courtyard is generously proportioned and provides an excellent space for outdoor dining, entertaining and family enjoyment. The garden further benefits from two useful storage sheds and gated access to the rear service lane.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'. The property benefits from a solar energy system installed in 2023, comprising 10 solar panels and two battery storage units. This provides the ability to store generated electricity, improving energy efficiency and helping to reduce household running costs.

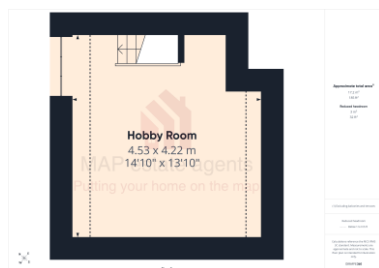


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Attractive sea views
- Fully renovated kitchen (2025)
- Premium Neff Slide&Hide oven and Franke fittings
- Renovated shower room with heated flooring (2024)
- Solar panel system with battery storage (2023)
- Three double bedrooms
- Principal bedroom with dressing room
- Three reception rooms and conservatory
- Gas central heating and uPVC double glazing
- Chain-free sale



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