



College Street, Camborne

Camborne

Guide Price
£160,000

Bedrooms: 3

Bathrooms: 1

Receptions: 2

This traditional stone front cottage is set back behind a lawned front garden and offers three bedrooms.

The property is full of character and provides ample living space with plenty of scope to update and make it your own, all within easy reach of Camborne's local amenities.

The ground floor comprises living area, dining space and kitchen, leading through to a shower room. The living and dining rooms retain classic cottage features including exposed ceiling beams, alcove shelving an open fireplace, creating a warm and welcoming atmosphere. The galley-style kitchen provides access to the rear garden, which is predominantly laid to lawn and includes a small patio area, with a pathway leading to a rear gate.

To the first floor are three bedrooms, providing flexible accommodation ideal for family living or home working, with the potential to reconfigure the third bedroom into a first-floor family bathroom if desired.

Offered with vacant possession and no onward chain, the property makes an excellent opportunity for first-time buyers or those seeking a character home with potential.

Location

This property is ideally situated just a short walk from the centre of Camborne, a historic mining town in West Cornwall. Residents can enjoy a range of local amenities, including schools, parks, and an extensive selection of shopping facilities. Camborne also benefits from excellent transport links, with a mainline railway station and regular bus services. Its convenient location offers easy access to the A30, providing straightforward connections to Truro, Penzance, and the rest of Cornwall.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.





Important Information For Buyers:

Tenure: Freehold

Our client has stated on the PIQ that the property has a slight flying freehold. We have not independently verified this, and all buyers should check with their surveyor or solicitor.

Council Tax Band: B (Source: Council Tax Band Checker as of 04/02/26)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Heating: We understand the property has electric heating (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: E41 – Certificate valid until 2nd July 2028

Broadband: Predicted download speeds of 22–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor and indoor

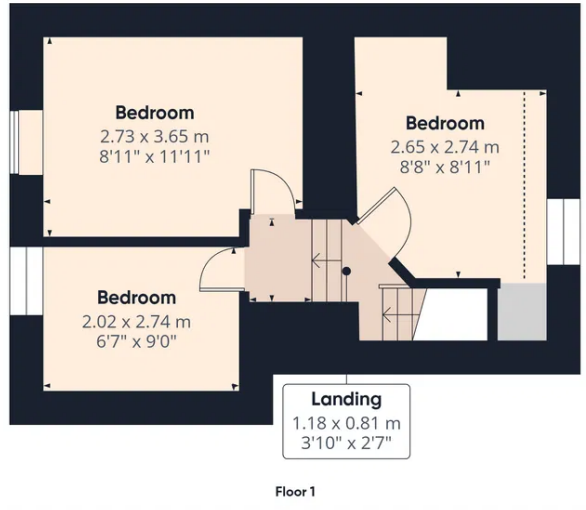
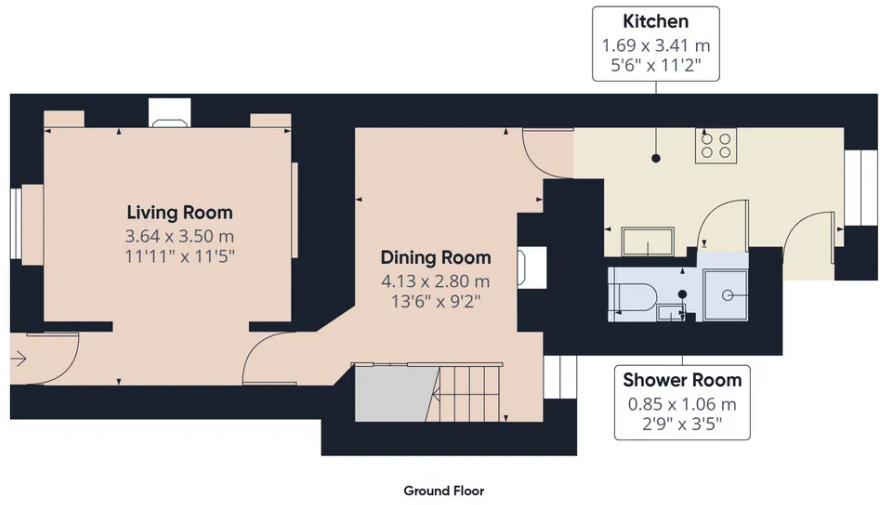
O2 – Good outdoor and indoor

Three – Good outdoor and indoor

Vodafone – Good outdoor and indoor

For further material information, please refer to the relevant section(s) provided by this website.





Approximate total area^m
59.2 m²
637 ft²

Reduced headroom
0.9 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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