



goundrys
SALES

Carnarthen Street, Camborne

Camborne

Guide Price
£259,950

Bedrooms: 3

Bathrooms: 2

Receptions: 2

In our opinion, this three-bedroom mid-terrace property has been extremely well cared for and is presented in excellent order throughout.

The accommodation begins with an entrance hallway leading into a cosy living room. To the rear, the ground floor is completed by an open-plan kitchen/diner, creating a sociable and practical space for everyday living. The kitchen has been updated in recent years and benefits from a range of fitted units along with a selection of integrated appliances. From the kitchen there is access to a downstairs shower room and a door opening out to the rear garden.

On the first floor, the property offers three bedrooms along with a family bathroom. The bathroom is of a good size, featuring a shower over the bath and finished to a standard consistent with the rest of the home.

Externally, the property enjoys a generous rear garden, ideal for families and keen gardeners alike. The garden includes a greenhouse, summerhouse and a useful storage area positioned to the rear of the garage. The garage itself benefits from an electric door, providing convenient and secure access.

Location

Carnarthen Street, Camborne is a well-established residential street conveniently located close to Camborne town centre. The area benefits from easy access to a range of local shops, schools and everyday amenities, as well as Camborne railway station, which provides direct links to Truro, Redruth and beyond. Road connections via the A30 are also readily accessible, making the location practical for commuters and those travelling across Cornwall.

Important Information For Buyers

Tenure : Freehold

Council Tax Band : B (Source : Council Tax band Checker as of 26/01/26)

Construction & Age: Buyers are advised that we are not acting and cannot act in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to confirm these details.

Heating: We understand the property has gas central heating (Source : PIQ)

Water Supply: We understand the property is on mains (Source : PIQ)

Sewage: We understand the property is on mains sewerage (Source : PIQ)

Electricity: We understand the property is on mains (Source : PIQ)

EPC: C70 – Certificate valid until 21st January 2036.

Broadband: 1- 1000 MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability: Prediction, not a guarantee:

EE – Good outdoor and variable in-home

O2 – Good outdoor

Three – Good outdoor and in-home

Vodafone – Good outdoor

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





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.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations or assumptions and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.





Truro Sales

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