



# Tehidy Gardens

## South Tehidy

### Camborne

#### TR14 0ET

£375,000

- THREE BEDROOM FAMILY HOME
- FAVOURED TEHIDY LOCATION
  - ATTACHED GARAGE
- WELL PRESENTED THROUGHOUT
- IMPRESSIVE FOUR PIECE FAMILY BATHROOM
  - SUPERB REAR GARDEN
  - TWO RECEPTION ROOMS
  - GARAGE AND PARKING
  - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1193.00 sq ft



#### DESCRIPTION

A very well presented three bedroom detached family home within the ever sought after Tehidy Gardens, in the heart of Tehidy. The property has been well cared for over the years, and offers excellent balanced accommodation across two floors to include generous entrance hall, spacious living room, separate Kitchen and Dining room, Utility area and ground floor W.C, along with three bedrooms and impressive four piece family bathroom to the first floor. Externally there's driveway parking, a front garden and an attached garage, along with a superb rear garden, which enjoys open and far reaching countryside views. A fantastic family home in a sought after location

#### LOCATION

Tehidy is a particularly well regarded semi rural location on the outskirts of Camborne town. With the popular and quite beautiful Tehidy woods on the doorstep, along with the surfing village of Portreath just down the road, and access on to the A30 on your cloe by, Tehidy has long been considered one of the very best residential locations in the area. .

Camborne is a well-established Cornish town with a wide range of amenities, making it a practical choice for a variety of buyers. The town centre provides a mix of independent shops, cafés and national retailers, with supermarkets including Tesco and Aldi located nearby, along with a regular local market.

Camborne offers a selection of primary and secondary schools, including Camborne Science and International Academy, while Cornwall College provides further and vocational education. Leisure facilities include Carn Brea Leisure Centre with gym and swimming facilities, and nearby Carn Brea Castle and surrounding countryside offer beautiful walking routes and elevated coastal views.

Healthcare facilities, pharmacies, banks and a post office are available within the town. Camborne railway station provides mainline rail services, and the A30 offers road links across Cornwall. Camborne combines day-to-day convenience with a comprehensive range of local amenities.

#### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by liDAR)

#### ENTRANCE

UPVC double glazed sliding door opening into:

#### ENTRANCE PORCH

Oak effect Flooring. UPVC double glazed obscured window and UPVC double glazed door opening into:

#### ENTRANCE HALL

A generous entrance hall with wall mounted radiator. Door opening into living room. Door opening into kitchen. Staircase to 1st floor.

#### LIVING ROOM

A pleasant and generous light filled living room with particularly large UPVC double glazed picture window to front elevation overlooking the front garden. Feature Clearview multi fuel burner with granite hearth. Wall mounted radiator

#### DINING ROOM

Another light filled room with UPVC double glazed sliding doors opening directly onto the rear garden. Oak effect laminate flooring. Wall mounted radiator.

#### KITCHEN

Oak affect laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with square edged granite Work surfaces and splashback. Inset Neff oven and grill. Inset Neff gas hob. Inset Franke stainless steel sink unit with granite cut drainer board to the side and mixer tap over. Integrated dishwasher. UPVC double glazed picture window overlooking the rear garden and enjoying pleasant open countryside views beyond. Wall mounted radiator. Door opening into entrance hall. Timber glazed door opening into:

#### UTILITY AREA/REAR HALLWAY

A useful space with UPVC double glazed door opening onto the rear garden. Doors opening into attached garage, utility cupboard with space and plumbing for washing machine. ground floor WC.

#### GROUND FLOOR WC

UPVC double glazed obscured window to side elevation. Low-level WC. Wall mounted wash hand basin with tiled splashback. Wall mounted radiator.

#### FIRST FLOOR LANDING

A generous and light filled landing with UPVC double glazed window to side elevation. Built-in cupboard unit housing Baxi gas fired boiler. Doors opening into all three bedrooms and family bathroom. Loft hatch. Positive input ventilation system.

#### BEDROOM ONE

A spacious double bedroom with UPVC double glazed picture window to front elevation allowing for plenty of natural light. Built-in wardrobe. Wall mounted radiator.

#### BEDROOM TWO

Another Well proportioned double bedroom with UPVC double glazed picture window to rear elevation enjoying fabulous elevated rural views. Built-in wardrobe. Wall mounted radiator.

#### BEDROOM THREE

Single bedroom with UPVC double glazed window to front elevation. Wall mounted radiator. Built-in wardrobe.



### FAMILY BATHROOM

A generous four piece family bathroom with oak affect laminate flooring. Generous panelled bath with mid mounted mixer tap over. Double shower cubicle with plumbed shower unit over. Low-level WC. Pedestal wash hand basin with mixer tap over. Wall mounted chrome heated towel rail. UPVC double glazed obscured window to rear elevation. Part tiled to 4 walls. LED Spotlight over.

### OUTSIDE

To the front of the property there's a generous driveway providing parking for 1-2 vehicles, and giving direct access into the garage. There's a level lawn to the left of the driveway which could provide further parking if required. Access to the rear garden is via either side of the house via pedestrian gates.

The rear garden is predominantly laid to level lawn, is generous in proportions, enjoys good levels of privacy and is well orientated for plenty of sunshine throughout the day. there's a concrete paved pathway which wraps around the property, opening out into useful storage areas to either side of the house. the rear garden is a real feature of the property, offering, space, seclusion, plenty of sunshine and enjoying pleasant rural views.

### DIRECTIONS

From our offices in Camborne, turn right into Tehidy Road. Follow Tehidy road to its conclusion for approximately one and a half miles. Turn right at the 'T' junction into Mount whistle Road. Continue along Mount whistle Road for approximately 500 yards, turning right as signposted into Tehidy Gardens. Follow the road ahead and around to the right, and the property will be identified by our Millerson for sale board on the left hand side.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

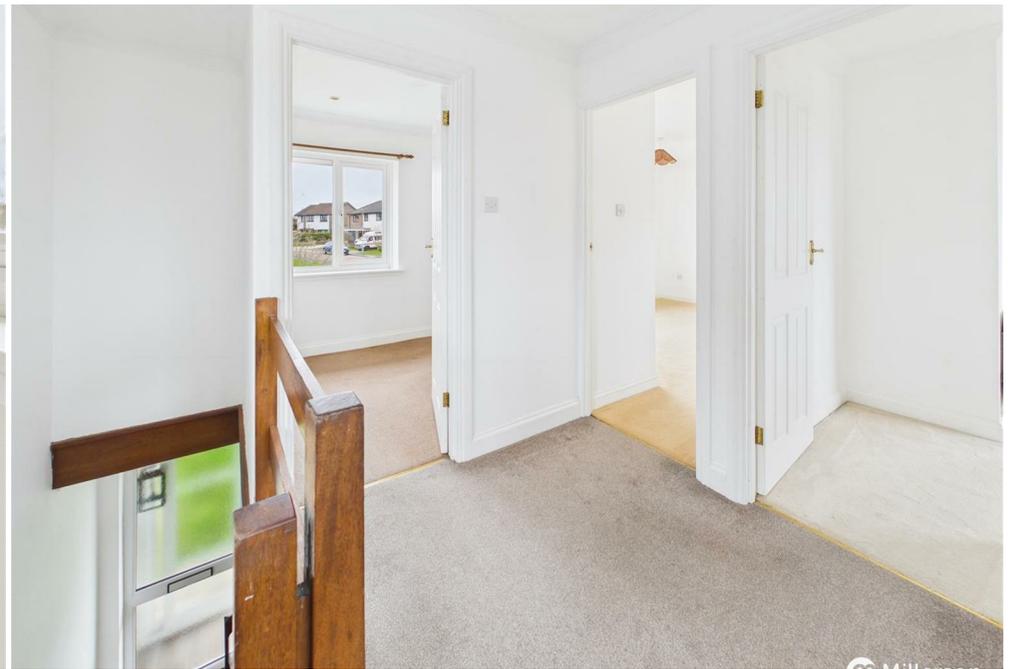
Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply





Tehidy Gardens, South Tehidy, Camborne, TR14 0ET

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: NO

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land

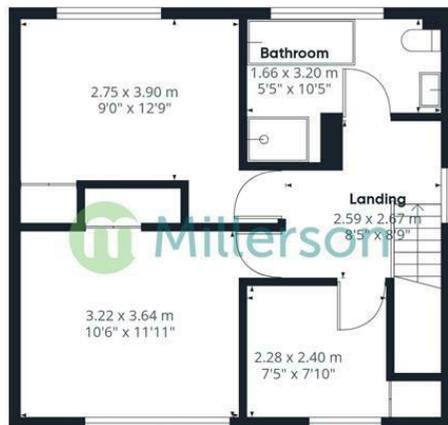
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

110.8 m<sup>2</sup>

1193 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

13 ft<sup>2</sup>

(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.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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[www.millerson.com](http://www.millerson.com)

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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