

EST. 1999

CAMEL

COASTAL & COUNTRY



14 Stannary Road

Camborne, TR14 8GN

£260,000



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The Property

Constructed in 2017, this impressive four, double bedroom semi-detached family home offers spacious and flexible accommodation arranged over three floors.

Perfectly suited to modern family living, the ground floor provides a generous kitchen/diner with double doors opening onto the enclosed rear garden, creating a fantastic space for entertaining and everyday life. Also located on this level is a useful WC and a versatile fourth bedroom, ideal as a home office, playroom or guest room.

The first floor offers a comfortable living room, a family bathroom and a well-proportioned double bedroom. Moving to the second floor, there are two further double bedrooms, with the master bedroom benefiting from a stylish en-suite shower room.

Externally, the property enjoys an enclosed garden, providing a private outdoor space for families and pets. To the front, the driveway offers parking for two vehicles, with the added benefit of an additional parking space available across the road.

A modern, well-designed home offering excellent versatility and ready-to-move-into accommodation.

Entrance Hall

5'3 x 4'5 (1.60m x 1.35m)

Bedroom four/dining room/office

9'6 x 9'3 (2.90m x 2.82m)

Kitchen/Diner

14'1 x 11'5 (4.29m x 3.48m)

WC

6'6 x 4'5 (1.98m x 1.35m)

Landing

Living Room

13'11 x 13'3 (4.24m x 4.04m)

Bedroom Three

14'11 x 8'4 (4.55m x 2.54m)

Bathroom

7'7 x 5'6 (2.31m x 1.68m)

Landing

Bedroom One

15'1 x 12'10 (4.60m x 3.91m)

Ensuite Shower Room

6'8 x 4'8 (2.03m x 1.42m)

Bedroom Two

14'11 x 8'3 (4.55m x 2.51m)

Gardens

Parking

There is parking for three cars. Two on the driveway to the front of the house and one allocated space across the road.

Directions

Sat Nav: TR14 8GN

What3words: ///rudder.tickets.songbird

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2017

Construction Type: Block and Timber

Heating: Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: B85

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

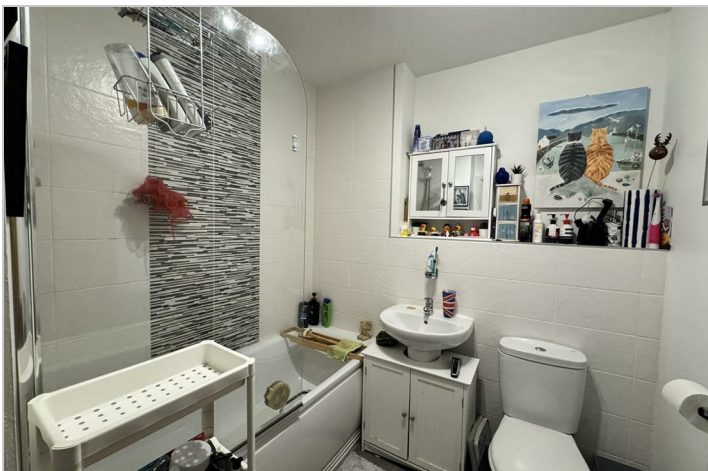
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



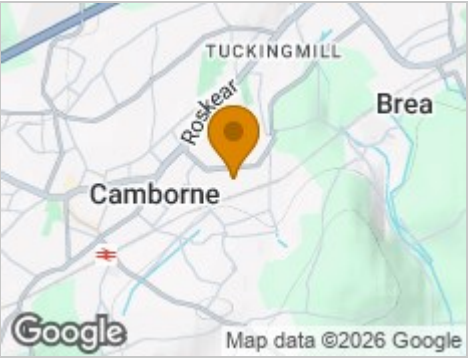
Road Map



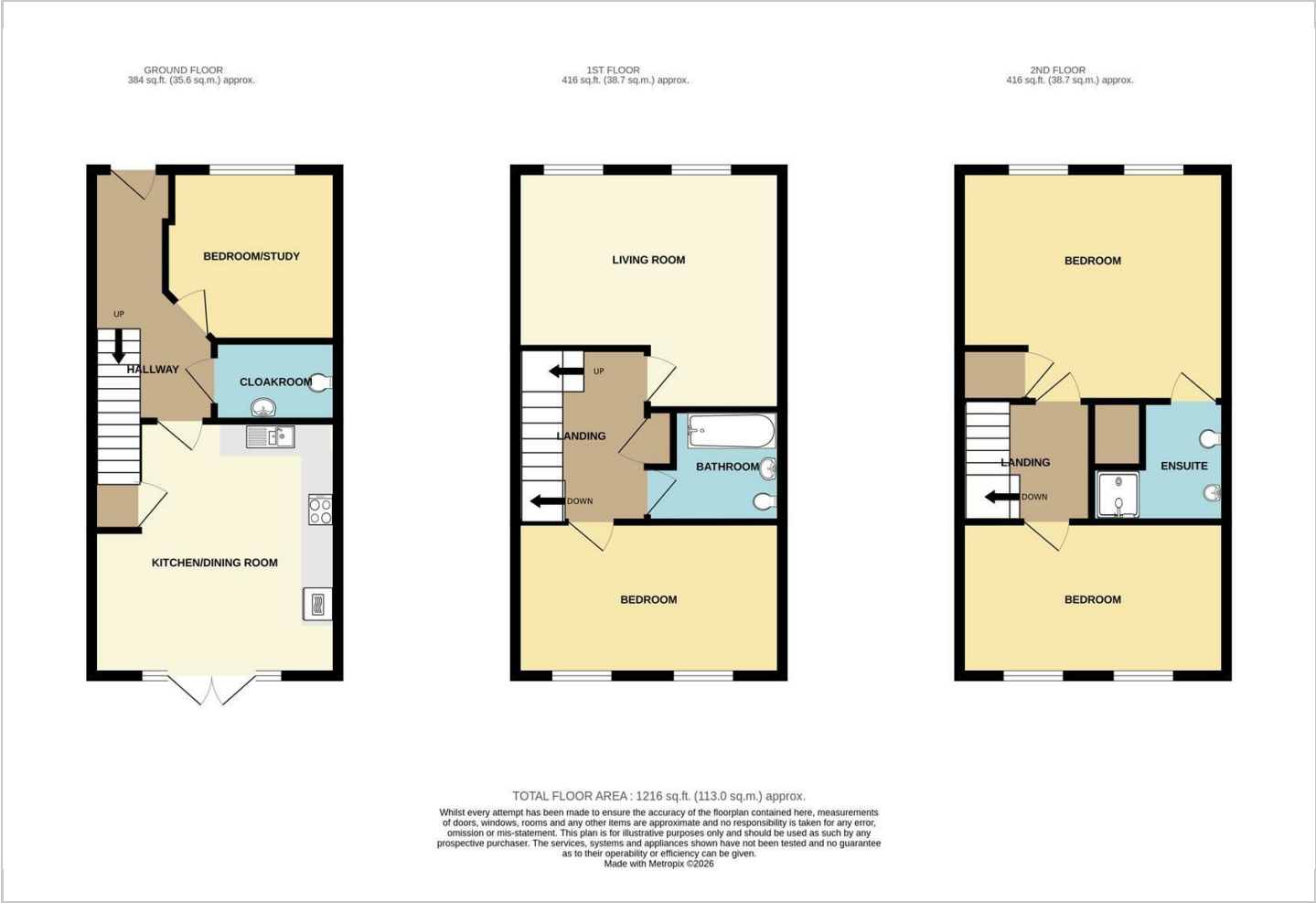
Hybrid Map



Terrain Map



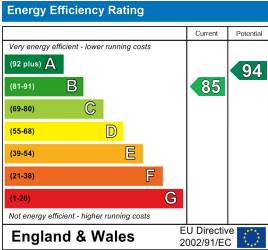
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.