

HUNTERS[®]

HERE TO GET *you* THERE



Church Road

Treswithian, Camborne, TR14

Guide Price £225,000



Council Tax: Band B



Welcome to Your New Home in Camborne



The Property

Head down Church Road and pull up onto the driveway, with space for both your car and even a trailer – ideal when moving day arrives! Step inside via the front porch, the perfect spot to kick off your shoes and hang up your coat, before heading through to the kitchen.

The kitchen is both practical and inviting, fitted with timeless Shaker-style cabinetry topped with warm wood-effect work surfaces. A contemporary tiled splashback in soft, neutral shades adds a stylish accent, while the exposed ceiling beams bring a touch of character. Offering plenty of storage and workspace, the room also features integrated double electric oven, a gas hob (keen cooks will appreciate this!), and stainless-steel sink. The kitchen leads through to a utility area, offering additional storage and worktop space, plumbing for white goods, a useful breakfast bar, and French doors that lead directly out to the courtyard.

So, you've cooked up a culinary delight – but is there space to host and entertain? Absolutely. Step through to the separate dining room, full of character with its traditional fire surround providing a charming focal point and painted timber ceiling beams adding a touch of cottage style. There's ample room for a family dining table, making this an inviting setting for everyday meals or entertaining guests.

Flowing from the dining room, the living room is a warm and welcoming space, styled with painted timber ceiling beams and a feature fireplace with wood-burning stove at its heart. Generous windows fill the room with natural light, while there's ample space for a large sofa, making it an inviting setting for cosy evenings in or relaxed family time.

Also on the ground floor you will find the bathroom. It's sleek and contemporary, finished in stylish grey tiling with a decorative border for a touch of detail. A skylight floods

the room with natural light, while the modern white suite includes a wc, bath, separate corner shower, vanity unit with inset basin, and a chrome heated towel rail.

Heading upstairs, you'll find three lovely bedrooms, with the primary benefiting from a sunny southerly aspect and a pleasant outlook over the surrounding greenery.

Outside

A driveway provides off-street parking and direct access to the property, while a pedestrian gate opens to a pathway leading around to the rear. The courtyard garden is low-maintenance and enjoys a sunny, sheltered southerly aspect – perfect for soaking up the rays. Here it's less mowing and more glowing. From the garden, you'll also find access to a block-built outbuilding and a rear pedestrian gate, which steps down to a shared pathway with the neighbouring properties, linking back to the front of the house via the side.

Outbuilding

Currently utilised as a wonderful crafting space. It has mains power, and could be a wonderful home office or hobby space.

The Location

Camborne is a historic town in the heart of west Cornwall, once renowned as one of the world's great mining centres. Today, it combines its rich heritage with a growing sense of regeneration, offering a wide range of local amenities including supermarkets, independent shops, cafés, and schools.

The town is well connected, with a mainline railway station providing direct services to Truro, Penzance, and beyond, while the A30 gives easy access across Cornwall and to the rest of the UK.

Just a short drive from Camborne are some of Cornwall's finest beaches, including Portreath, making it an ideal

location for those seeking affordable living within easy reach of the coast. With its combination of history, convenience, and proximity to Cornwall's stunning coastline, Camborne represents an increasingly appealing place to live and invest.

Nearby (driving distances according to Google):

Tehidy Park Golf Club - 8 Minutes

Portreath - 10 minutes

Redruth - 10 minutes

St. Ives - 21 minutes

Truro - 21 minutes

Falmouth - 36 minutes

Eden Project - 42 minutes

About Hunters West Cornwall

Why not follow us on Instagram? @hunterswestcornwall

Hunters West Cornwall is a locally owned, independently run franchise, proudly part of Hunters, one of the UK's favourite nationwide agents. We combine professionalism and efficiency with a fresh and fun approach. Our bespoke marketing strategies leverage cutting-edge technology, professional photography, and social media influence to maximise exposure. As proud Cornish locals, we actively support community projects and sports initiatives, reinvesting in the area we call home. Backed by Hunters' national network, we offer the perfect blend of local

expertise and far-reaching marketing power. We feel fortunate to be regularly entrusted to market some of Cornwall's very finest homes. If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)

Useful Information

Local Authority: Cornwall Council

Council Tax Band: D

EPC: 63D (potential 82B)

Type of property: Terraced

Construction: No known concerns. Exterior appears to be rendered.

Services: Mains electricity, gas, water, and drainage

Heating: Gas central heating

Is the Property Listed? No

Is the property in a conservation area? No

Rights of way: Footpath runs along side and rear of house, right for neighbouring properties. Owner informs us this is rarely used.

Mobile Signal: According to Ofcom Mobile Checker EE has good outdoor and in-home signal, Vodafone has good outdoor and variable in-home, while Three and 02 have good outdoor signal.

Broadband: According to Ofcom Broadband Checker Superfast broadband may be available for this address, with download speeds of up to 80 Mbps and upload speeds up to 20 Mbps



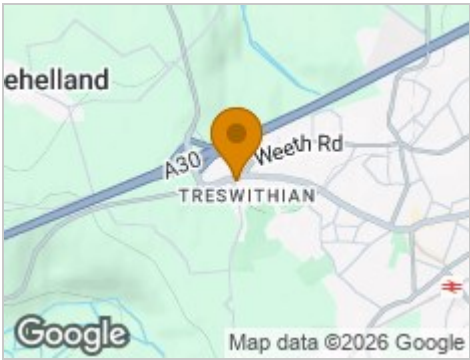
Road Map



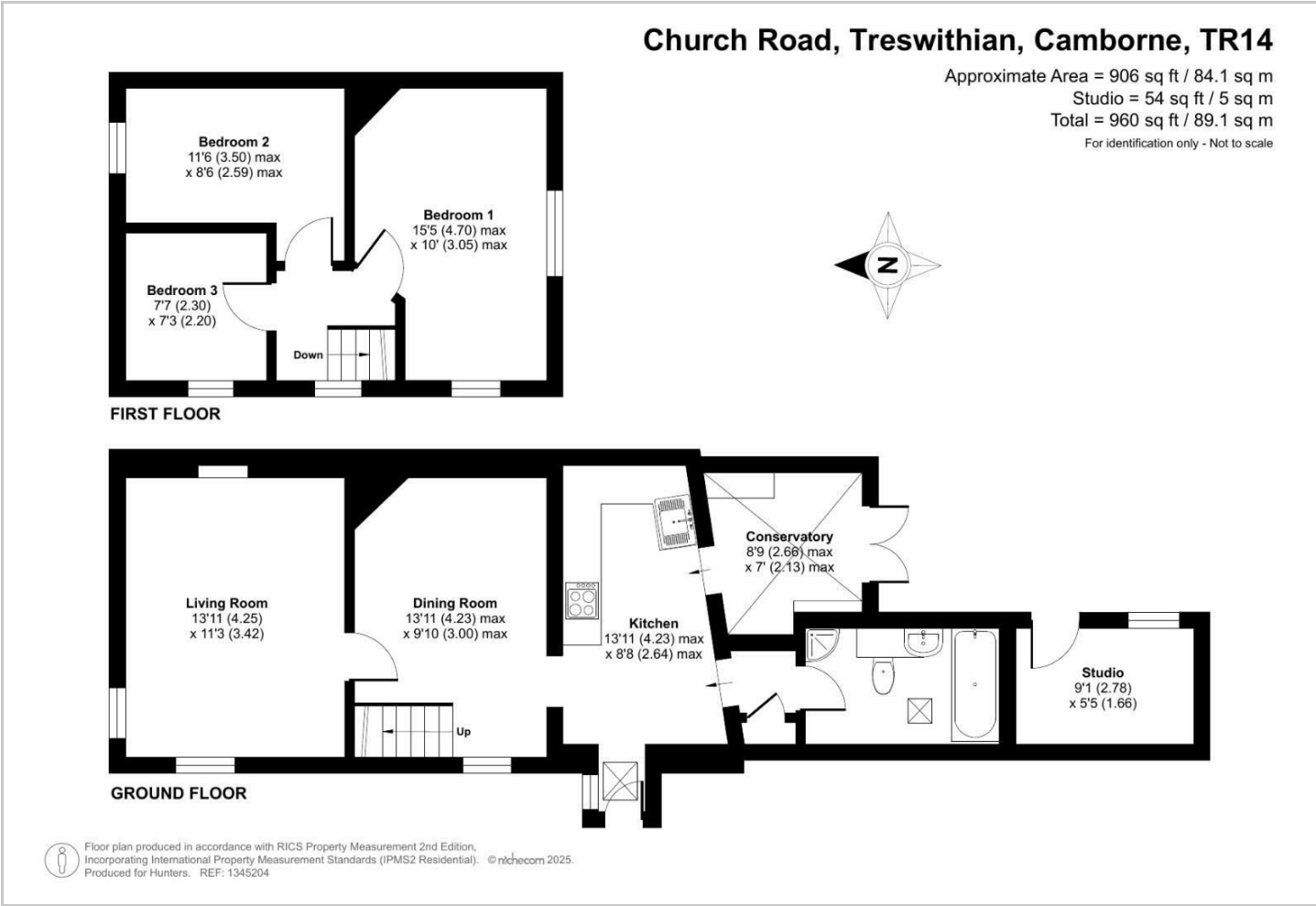
Hybrid Map



Terrain Map



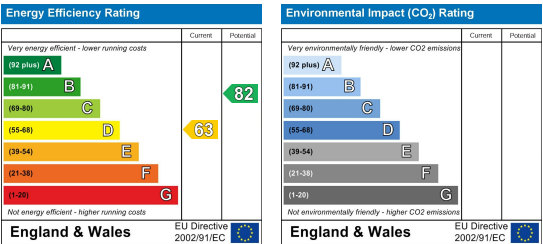
Floor Plan



Viewing

Please contact our Hunters West Cornwall Office on 01736 800919 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.