

# Berlewen Way

## Camborne

## TR15 3FH

## £320,000

- SUPERB FOUR BEDROOM FAMILY HOME
- DUE FOR COMPLETION IN MARCH 2027
- EXCELLENT SPECIFICATION THROUGHOUT
- CONTEMPORARY AIR SOURCE HEAT PUMP CENTRAL HEATING
- 2 OFF ROAD PARKING SPACES FOR EACH HOME
- ELECTRIC VEHICLE CHARGING FOR EACH HOME
- NATURAL SLATE AND GRANITE FINISHES
- ENCLOSED GARDENS
- 6 YEAR ARCHITECTS WARRANTY
- IMAGES REFLECT SITE AS A WHOLE AND MAY NOT REPRESENT INDIVIDUAL PLOTS







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Tenure - Freehold

Council Tax Band - New Build

Floor Area - 0.00 sq ft


4


1


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## DESCRIPTION

Offering excellent levels of space and specification, these generously proportioned two and four bedroom homes are ideal for modern family life. The properties also benefit from ground source heat pumps, fully owned solar panels integrated into the roof structure and an electric vehicle charging points. Internally, accommodation includes a welcoming entrance hall with stairs to the first floor and a ground floor W.C. There is a spacious living room and a well-appointed kitchen/dining room with French doors opening onto the rear garden. The first floor provides four well-proportioned bedrooms and a family bathroom. Externally, there is a pleasant enclosed garden and off-road parking for two vehicles.

## THE DEVELOPMENT

Constructed by the well-regarded Cornish Premier Homes, this mid-sized development offers a range of two, three and four bedroom properties built to an exceptional standard. The homes incorporate a wealth of ecologically beneficial features including ground source heating, fully owned roof-mounted solar panels and electric vehicle charging for the majority of properties. A locally based builder, Cornish Premier Homes are known for prioritising quality over quantity, with careful attention paid to both construction standards and external appearance. Granite detailing and natural slate roofing are used throughout, ensuring the development blends seamlessly into its surroundings.

## INTERNAL SPECIFICATIONS

High-quality fixtures and fittings are found throughout each home. Kitchens are supplied by Howdens, with a selection of colours available from the popular Greenwich range. Howdens Click Vinyl flooring is fitted throughout the ground floor, with the option of carpeting to the living room. Bathrooms feature Click Vinyl flooring, while all bedrooms and landing areas are carpeted. All bathrooms are fitted with contemporary white suites, completing the clean and modern finish.

## LOCATION

Pool is a popular residential area situated between the historic towns of Redruth and Camborne, offering a convenient and well-connected setting within west Cornwall. The area benefits from a good range of everyday amenities including supermarkets, local shops, schooling and leisure facilities, all within easy reach.

The location is particularly well suited to commuters, with excellent access to the A30 providing efficient links across Cornwall and into Devon. Mainline railway stations at nearby Redruth and Camborne offer regular services to Truro, Plymouth and London Paddington, further enhancing connectivity.

Pool is also ideally positioned for enjoying Cornwall's outstanding coastline and countryside. The north coast beaches at Portreath, Gwithian and Godrevy are all within a short drive, while nearby open spaces, cycle trails and footpaths provide opportunities for outdoor recreation. The area's rich mining heritage adds character to the surrounding landscape, with several historic sites and attractions close by.

## AGENTS NOTE

The plans and illustrations contained in this brochure are provided for guidance purposes only. Some images may include CGI enhancements, such as flooring, furniture, or landscaping, which should not be relied upon. Computer generated images are reflective of the site as a whole and may not represent individual plots being sold. Details of the finished landscaping will be confirmed at the time of reservation. Images may also include examples of other completed plots to demonstrate the developer's build quality; these are indicative only and do not form part of any contract or warranty. Specifications are subject to change at the developer's discretion. All measurements are approximate, have been scaled from original plans, and should not be relied upon for any other purpose. Purchasers are advised to contact the selling agents to verify any matters of particular importance

## MATERIAL INFORMATION

EPC-TBC Freehold Mains water and drainage Air Source heat pump. Cornwall Country Council to adopt main access road into development.. 6 year Architects Certificate. Owned Solar Panels.





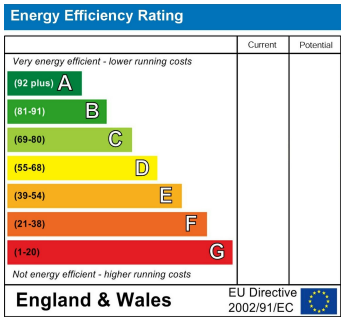



**Ground Floor (Plot 5)**

**First Floor (Plot 5)**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Millerson Estate Agents
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TR14 8JX
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