

# Tehidy Gardens
# South Tehidy
# Camborne
# TR14 0ET

## Offers In The Region Of £495,000

- SPACIOUS DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- LARGE ENCLOSED SUNNY GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY, GARAGE AND WORK SHOP
- SOLAR PANELS
- VERSATILE GARDEN ROOM
- BATHROOM AND SHOWER ROOM
- GAS CENTRAL HEATING
- SCAN QR FOR MATERIAL INFORMATION










Millerson
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1811.00 sq ft


4


2


2


B86

## PROPERTY DESCRIPTION

Situated in a highly sought after residential location in Tehidy is this beautifully presented, detached family home occupying a large south facing plot. The accommodation comprises an entrance porch, a welcoming entrance hall, living room with feature fireplace and a useful office/snug area, dining room over looking the rear garden, kitchen, utility, ground floor shower, four double bedrooms and family bathroom.

Outside, a large driveway provides plenty of off road parking along with an attached single garage with electric door. To the rear you will find a substantial sunny garden, perfectly suited for children, pets and entertaining. The garden is particularly private and enjoys the use of a versatile garden room, work shop, storage shed and greenhouse. Other benefits to this superb home include solar panels, double glazing, gas central heating and the use of a tennis court and caravan/boat store.

## LOCATION

Tehidy Gardens is a highly sought after residential development on the fringe of Tehidy Coutry Park with approximately 250 acres of woodland and within close proximity to Tehidy Golf Course and the main A30 providing transport links thought the county. The nearby historic mining town of Camborne offers a wide range of retail and leisure facilities, schools for all ages, mainline railway to London and several beaches are within a short drive with popular choices including Portreath less than 3 miles distant and both Gwithian, and Porthtowan within 7 miles.

## ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

## ENTRANCE PORCH

Sliding double glazed door into porch with internal double glazed window and wooden door into:

## ENTRANCE HALL

A warm and welcoming entrance hall with stairs rising to first floor with space below, wood flooring, radiator, doors to living room and kitchen.

## LIVING ROOM

A light and airy living room with double glazed window, feature fireplace with gas fire, radiator, opening into:

## OFFICE/SNUG

A versatile space currently used as an office which would also work as a snug or play area. Opening into:

## DINING ROOM

A bright extension to the home with Velux style windows and patio doors opening onto the rear garden. Plenty of space for dining table and chairs, tiled flooring, door to rear hall and opening into:

## KITCHEN

Fitted with a range of Oak finish base and wall units, stone effect work surfaces and complimentary tiled splash backs, spaces for white goods and oven, fitted extractor hood, one and half bowl sink with mixer tap and drainer, tiled flooring.

## REAR HALL

Tiled flooring, doors to shower room, utility and garage.

## SHOWER ROOM

A white three piece shower suite comprising shower cubicle, W.C and hand basin, tiled walls, tiled flooring, automatic lighting, extractor, heated towel rail/radiator, obscure double glazed window.

## UTILITY

An essential addition for any family home with offering a range of white gloss fitted base and wall units, stone effect work surfaces and tiled splash backs, space for washing machine, one and half bowl sink with mixer tap and drainer, double glazed window, wood effect flooring, inset lighting.

## FIRST FLOOR

## LANDING

Large airing cupboard, loft access hatch, doors to bedrooms and bathroom.

## BEDROOM ONE

A large master bedroom with with built-in wardrobes, two double glazed windows, radiator.

## BEDROOM TWO

A dual aspect double bedroom with two double glazed windows and radiator.

## BEDROOM THREE

A third double bedroom with built-in wardrobes, double glazed window, radiator.

## BEDROOM FOUR

A fourth double bedroom with dual aspect double glazed windows and radiator.

## BATHROOM

A three piece bathroom suite comprising bath with shower over, W.C and hand basin, chrome effect heated towel rail, tiled walls, tiled floor, obscure double glazed window.

## OUTSIDE

The property sits in the corner of the development on a generous level









plot, approached over a large gravel driveway providing ample off road parking. There is a fitted EV charging point, access to a useful work shop and an attached single garage with electric door and automatic lighting. A pedestrian gate to the side leads into the rear garden which is a real highlight of the home. The garden is substantial and predominantly laid to lawn offering a great degree or privacy and plenty of sunshine with its southerly facing aspect. Perfectly suited for children, pets and entertaining there is also a decked patio, with electric points and provision for a hot tub, tool shed greenhouse, rear access to the work shop and the huge benefit of a versatile garden room.

## DIRECTIONS

From Tehidy Country Park proceed along Mount Whislte Road toward Pool taking the right turn into Tehidy Gardens. The property can be found in the far left hand corner.

## AGENTS NOTE

There is an annual service charge of £130.00 to cover communal maintenance across the development.

## MATERIAL INFORMATION

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: Survey Instructed

The building
Detached house, standard construction
4 bedrooms, 2 bathrooms, 2 receptions

Services
Mains electricity
Solar panels installed
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Driveway
Not in a controlled parking zone









# Tehidy Gardens, South Tehidy, Camborne, TR14 0ET

No disabled parking available
EV charging point installed

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL170816):
- The owner cannot use water from rivers or streams on the land for irrigation (large-scale watering).
- The owner must not block, change the course of, or pollute any water sources on the property.
- The owner does not have a 'right to light' or 'right to air' (legal rights to natural light or airflow) that would prevent neighbors from building on their own land.
- The owner may be required to contribute to the cost of repairing shared items like roads, paths, or fences.
- The owner may be liable for historical outgoings such as 'tithe rent charges' or 'land tax', though these are typically no longer collected.
- There are 'restrictive covenants' (legal rules that limit what can be done with the property) mentioned in a 1979 deed, which often include things like not running a business from the home.
Non-coal mining area: yes

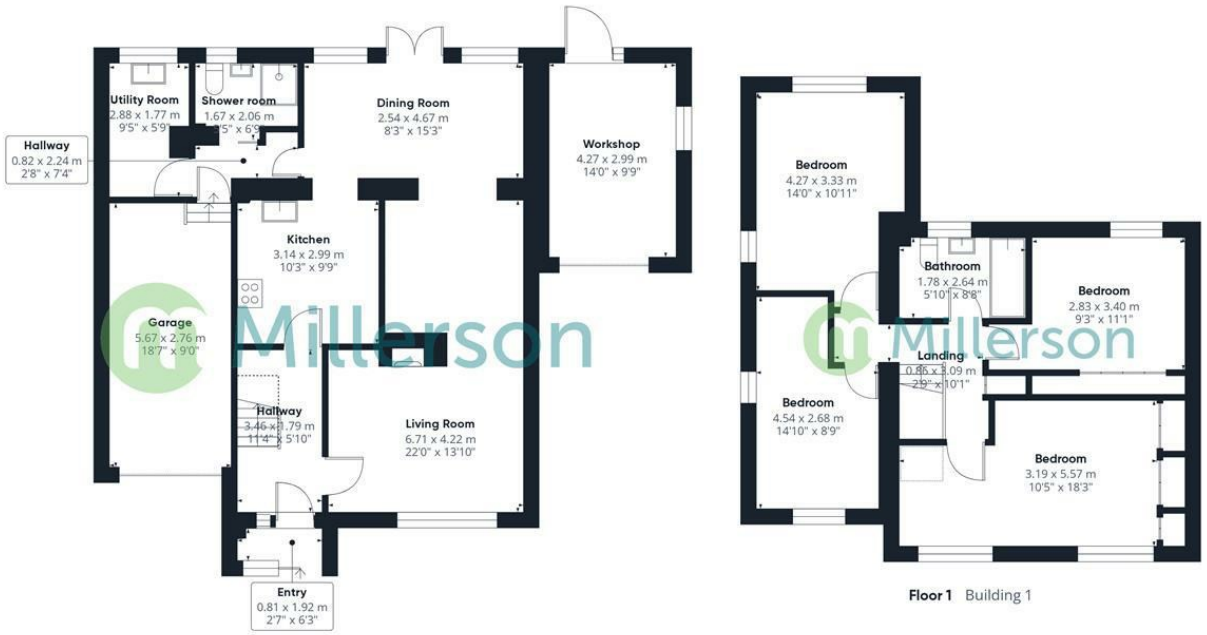
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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








**Floor 0** Building 1




**Floor 1** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

168.4 m²

1811 ft²

**Reduced headroom**

1.2 m²

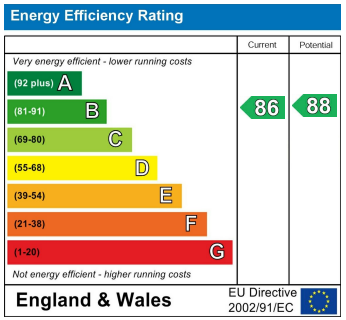
13 ft²

(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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