

Walters Way

Camborne

TR14 8GR

Offers In Excess Of
£220,000

- MODERN END OF TERRACE FAMILY HOME
 - QUIET LOCATION
 - THREE BEDROOMS
 - LARGE LIVING ROOM
- ALLOCATED PARKING FOR TWO CARS
 - GAS CENTRAL HEATING
 - ENCLOSED LOW MAINTENANCE GARDEN
- 3 YEARS WARRANTY REMAINING
 - POTENTIAL NO CHAIN
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 737.00 sq ft



PROPERTY DESCRIPTION

Tucked away in a quiet residential location and enjoying an open outlook is this modern, end of terrace family home conveniently located on the edge of Camborne town. The property is perfectly suited to first time buyers or investors looking to let with the accommodation comprising an entrance hall, cloak room, kitchen, large living room, three bedrooms and family bathroom. Outside, the property enjoys the benefit of allocated parking for two cars with plenty of additional on street parking and a low maintenance enclosed rear garden. The home also benefits from 3 years remaining on the 10 year warranty.

LOCATION

Walters Way is a peaceful residential development, situated on the outskirts of Camborne town. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Obscure double glazed composite door into:

ENTRANCE HALL

Wood effect flooring, stairs to first floor, doors to cloakroom, kitchen and living room.

CLOAK ROOM

W.C and hand basin with tiled splash back, wood effect flooring, radiator, obscure double glazed window.

KITCHEN

A range of matching base and wall units with wood effect work surfaces and matching upstands, integrated electric oven, gas hob and extractor hood, spaces for washing machine, dishwasher and fridge/freezer, stainless steel sink with mixer tap and drainer, double glazed window, radiator, wood effect flooring.

LIVING ROOM

A spacious dual aspect living room with double glazed window and patio doors to rear garden, under stairs storage cupboard, wood effect flooring, radiator.

FIRST FLOOR

LANDING

Airing cupboard, radiator, loft access hatch, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window, radiator.

BEDROOM TWO

Double glazed window, radiator.

BEDROOM THREE

Dual aspect double glazed windows, radiator.

BATHROOM

A white three piece bathroom suite comprising bath with shower over and tiled surround, W.C and hand basin with tiled splash back, radiator, tile effect flooring, obscure double glazed window, extractor fan.

OUTSIDE

The property sits on a quiet corner approached over a brick paved pathway adjacent to two allocated parking spaces and plenty of additional on street parking. The rear enjoys a low maintenance, child and pet friendly garden with a paved patio, artificial lawn, raised flower bed border and a pathway leading to a pedestrian gate.

DIRECTIONS

Travelling along Kerrier Way take the right hand turn into Jan Luke Way and first left into Stannary Road. Take the first right into Walters Way which loops around to the left where the property can be found on your left hand side.

AGENTS NOTE

There is an annual maintenance charge of £190.64

MATERIAL INFORMATION

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway and Private

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 Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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⁽¹⁾

737 ft²
68.5 m²

(1) Excluding balconies and terraces

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

Millerson Estate Agents

29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: camborne@millerson.com

T: 01209 612255

www.millerson.com

Scan QR Code For Material Information



Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Millerson
millerson.com