

STAGS

6 Kew Noweth,

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Mount Pleasant Road, Camborne, TR14 7RA

Truro City 16 miles. Falmouth 14 miles. St Ives 13 miles.

A modern, three double bedroom detached property, located in a convenient residential area of Camborne close to local amenities and the town centre.

- Modern Detached Property
- Master En-suite
- Enclosed Rear Garden
- Utility Room
- Freehold
- Three Bedrooms
- Conservatory
- Integral Garage
- No Onward Chain
- Council Tax Band - D

Guide Price £387,000

DESCRIPTION

Built around 2018, this modern three double bedroom detached home is ideally suited to family living and enjoys a convenient position within a popular residential area of Camborne. Located close to local amenities, schools, parks and the town centre, the property offers both comfort and practicality for growing families.

The well-proportioned accommodation provides three generous double bedrooms, offering flexible space for children, guests or home working. The spacious master bedroom suite has built in wardrobe plus a walk-in dressing area whilst fitted wardrobes can be found in the third bedroom. The modern layout is designed for everyday family life, with bright and welcoming living areas that create an ideal setting for spending time together or entertaining, a particular feature being the stylish kitchen/ dining space which forms the heart of the home with a sleek modern kitchen including integrated appliances in both the kitchen and utility room.

Situated within easy reach of shops, transport links and local services, this attractive home combines contemporary living with a family friendly location, making it an excellent choice for those seeking a comfortable and convenient home in Camborne.







LOCATION

Kew Noweth is a small modern development, neatly positioned in a highly convenient location for the mainline railway station, shops, schools and amenities along with the town centres comprehensive facilities.

Camborne is ideally positioned in West Cornwall, offering easy commuter access to the A30. The town features a vibrant centre with a wide range of both local independents and national retailers. Residents benefit from nearby primary and secondary schools, with further and higher education available within the surrounding area.

To the south, Falmouth lies approximately eleven miles away, offering access to the coast as well as Cornwall's university campus. Truro, the county's administrative and main shopping centre, is also within a comfortable commuting distance.

SERVICES

Mains electricity, water, drainage and gas are connected.
Broadband: Basic and Ultrafast are available (Ofcom).
Mobile phone: 02, Vodaphone, EE, Three are likely (Ofcom).
Council Tax Band - D
Flood Risk - Very Low.
Conservation Area - Yes.
Satellite and Fibre - Sky and BT are available (Ofcom).
Covenant - Yes, further details are available via Stags estate agents.

VIEWINGS

Strictly and only by prior appointment via Stags Truro office.

DIRECTIONS

Proceed westbound on the A30 and take the exit signposted for Camborne, joining the A3047. Continue along into Treswithian Road, which then becomes College Road. Take a right turn onto Basset Road, and follow it to the mini-roundabout where it meets Pendarves Road and continue straight ahead, proceed over the railway line and passing Camborne station and next right into Mount Pleasant Road where the small cul-de-sac of Kew Noweth can be found on the right hand side.

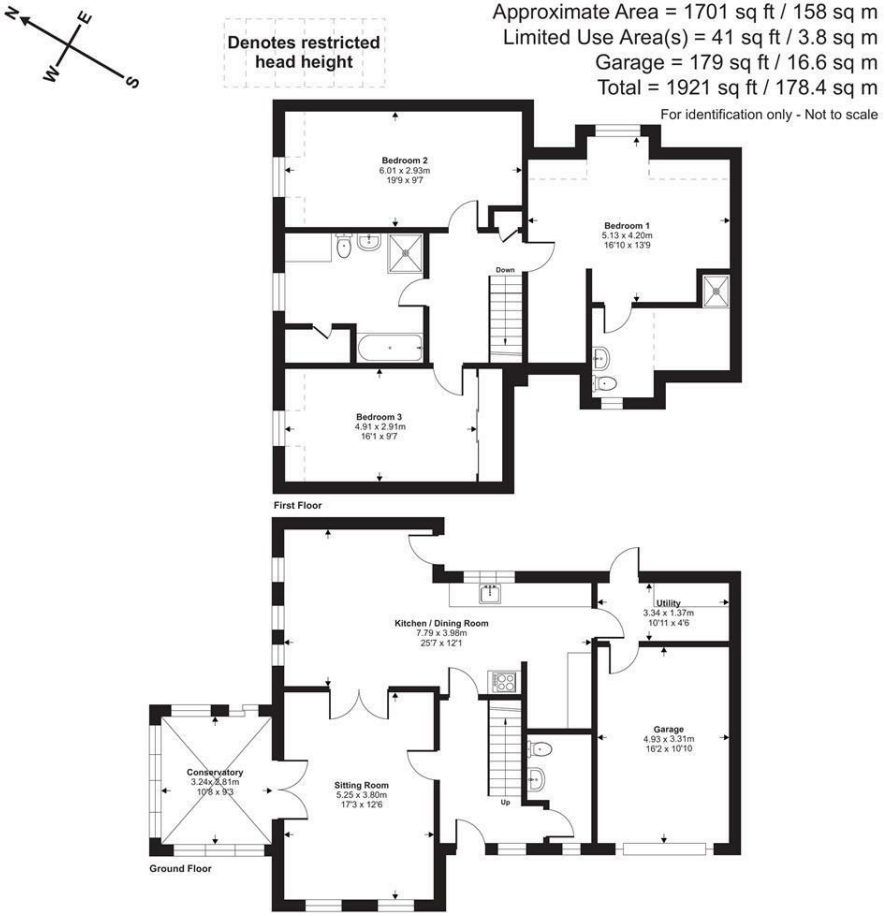


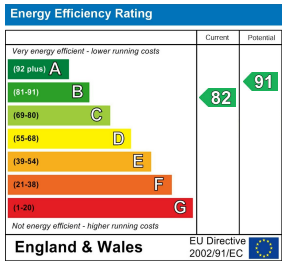




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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