



28 Basset Street



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Camborne, TR14 8SP

North Coast 5 Miles, Hayle 7 Miles, Truro 15 Miles

Charming and beautifully presented 3 to 4-bedroom characterful townhouse in one of Camborne's most historic and sought-after locations.

- 3/4 Bedrooms
- Beautifully Presented
- Gardens
- Garage
- Freehold
- Town Centre Location
- Conservatory
- Parking
- Detached
- Council Tax Band B

Guide Price £399,000

SITUATION

The property is situated on one of Camborne's most historic and sought-after locations, within walking distance of the town centre with all its local shopping, banking, and schooling facilities. Redruth is around three miles distant offering further business and leisure amenities.

Truro is approximately 14 miles with its attractive cobbled streets, fine restaurants, cathedral and myriad of national and independent shopping facilities.

There are mainline railway stations in Camborne and Truro which link directly to London Paddington. Newquay airport is 19 miles to the north east with scheduled flights to London and beyond.



THE PROPERTY

A superbly well presented, and substantial detached period townhouse located in the heart of Camborne town. The subject of recent renovations the property offers a wealth of charm and character with many traditional features on display whilst still offering generous room sizes and a high degree of modern comforts.

The accommodation comprises Entrance Hallway, Living Room, Sitting Room/Bedroom, Dining Room, Kitchen, Conservatory, Family Bathroom, Utility, 3 first-floor bedrooms, and family shower room, a garage, and ample parking.

A notable feature of the property is the superbly appointed open-plan kitchen with a comprehensive range of units and a central island leading through to the conservatory with views of across the manicured private walled gardens.

To the rear of the property is a block paved area for parking accessible through the garage offering ample parking which is a rarity in the town centre.

VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains Drainage, Electricity, and water.
Solar Panels
Gas Central Heating

DIRECTIONS

From the A30 (at Camborne West) head toward the town Centre. At the roundabout, take the turning onto Basset Road, followed by a left turn onto Basset Street. No 28 will be evident on your left-hand side.





Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A	79	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	54	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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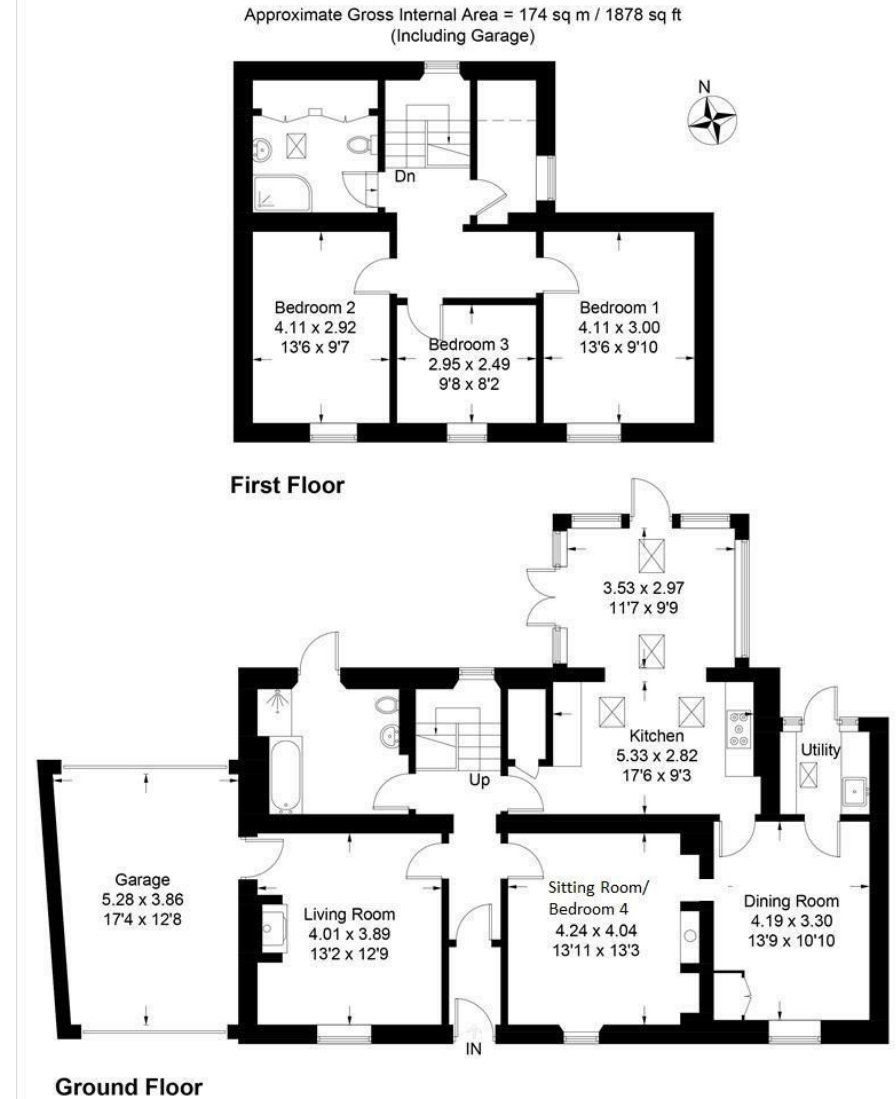


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