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**Hen Wythva Parc,
Camborne**

**£415,000
Freehold**





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Property Introduction

Situated on a mature development close to the town centre, this detached family home offers 'low cost' living with the benefit of solar panels incorporating a 'Tesla' battery back up resulting in an 'A' rated EPC Energy performance certificate. The accommodation, which is over three floors, consists of four bedrooms with the principal bedroom having an en-suite, there is a separate lounge and dining room, fitted kitchen and on the ground floor a utility room. Heating is provided by a gas combination boiler, there is uPVC double glazing and the integral garage has a store/workshop to the rear. To the outside one will find a lawned garden to the front with driveway parking whilst the rear garden is enclosed and largely laid to lawn. Our vendor has informed us that the house has thirteen solar panels which are owned by the property and a 'Tesla' battery storage system, meaning that it is largely self-powered between March and October. The free and stored energy, along with the Feed In Tariff, provides savings in the region of £1600.00 or more per year. Since October 2019, the savings have been worth in excess of £5000.00. In summary, an individual family home with the benefit of low running costs, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Camborne which is steeped in mining history, offers a comprehensive range of both local and national shopping outlets together with banks and a mainline Railway Station which connects with London Paddington and the north of the country. Schooling is available for all ages and the A30 trunk road is located to the north of the town. Portreath on the north coast is within four miles and the south coast University town of Falmouth is within fourteen miles. Truro, the administrative and cultural centre of Cornwall, is only fifteen miles away.

ACCOMMODATION COMPRISES

Covered storm porch with uPVC double glazed door to:-

HALLWAY

A spacious entrance with a staircase to the first floor incorporating understairs storage cupboard. Radiator and panelled doors opening off to:-

WC

Close coupled WC, wall mounted wash hand basin and half ceramic tiling to walls. Radiator. Extractor fan.

UTILITY 7' 9" x 6' 4" (2.36m x 1.93m) L-shaped, maximum measurements

Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for automatic washing machine and radiator.

INTEGRAL GARAGE 15' 10" x 9' 11" (4.82m x 3.02m)

Integral to the property and featuring a 'Crocodile' roller door. Wall mounted 'Tesla' battery pack. Power and light connected. Door to:-

STORE/WORKSHOP 11' 3" x 9' 7" (3.43m x 2.92m)

Power and light connected.

FIRST FLOOR LANDING

Stairs to the second floor and radiator. Panelled doors open off to:-

LOUNGE 17' 5" x 9' 8" (5.30m x 2.94m)

uPVC double glazed bay window to the front. Laminate flooring and radiator. Two glazed doors open to:-

DINING ROOM 9' 11" x 9' 0" (3.02m x 2.74m)

uPVC double glazed patio door to side. Laminate flooring and radiator. Door to:-

KITCHEN 10' 0" x 9' 5" (3.05m x 2.87m)

uPVC double glazed window to rear. Fitted with a range of eye level and base 'Shaker' style units with adjoining roll top edge working surfaces and incorporating an inset one and a half bowl sink unit with mixer tap. Built-in stainless steel oven with four ring gas hob and stainless steel cooker hood over. Integrated 'Neff' dishwasher, wall mounted 'Worcester' combination gas boiler and extensive ceramic tiled splashbacks. Radiator.

BEDROOM ONE 8' 9" x 8' 3" (2.66m x 2.51m)

uPVC double glazed window to the front. Radiator.

SECOND FLOOR LANDING

A central landing with uPVC double glazed window to the side. Recessed airing cupboard and panelled doors opening off to:-

PRINCIPAL BEDROOM TWO 11' 11" x 9' 11" (3.63m x 3.02m)

uPVC double glazed window to the side enjoying a distant outlook towards the north coast. Over bed storage fitment with wardrobes to either side. Radiator. Panelled door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the side. Fitted with a low level WC, pedestal wash hand basin and shower enclosure with electric shower. Half ceramic tiling to walls and radiator.

BEDROOM THREE 10' 0" x 6' 7" (3.05m x 2.01m)

uPVC double glazed window to side. Radiator.

BEDROOM FOUR 9' 7" x 8' 2" (2.92m x 2.49m) plus door recess, restricted headroom to one side

Double glazed 'Velux' roof light and radiator. Door to:-

WALK-IN STORAGE SPACE 8' 10" x 5' 6" (2.69m x 1.68m) restricted headroom to one side

Featuring a radiator.

BATHROOM

uPVC double glazed window to the side. Fitted with a close coupled WC, pedestal wash hand basin, panelled bath with mixer shower and enclosed shower cubicle with electric shower. Towel radiator, extensive ceramic tiling to walls and spotlighting.

OUTSIDE FRONT

To the front of the property the garden is open plan in design and largely lawned with a tarmac driveway giving additional parking if required. Steps lead up to the first floor to one side.

REAR GARDEN

The rear garden is enclosed and features a patio and is largely lawned. External water supply.

SERVICES

Metered mains water, mains drainage, mains electricity and gas.

AGENT'S NOTE

Please be advised the property is band 'D' for Council Tax.

DIRECTIONS

From Tesco's car park turn right and follow the road into Foundry Row. After crossing the railway line turn right into Park Lane, at a give way junction carry straight across into Redbrooke Road and then take the turning on the right hand side into Hen Wythva, turn right again into Hen Wythva Parc and the property will be found ahead of you in the cul-de-sac. If using What3words:- shiny.handrail.scribbled

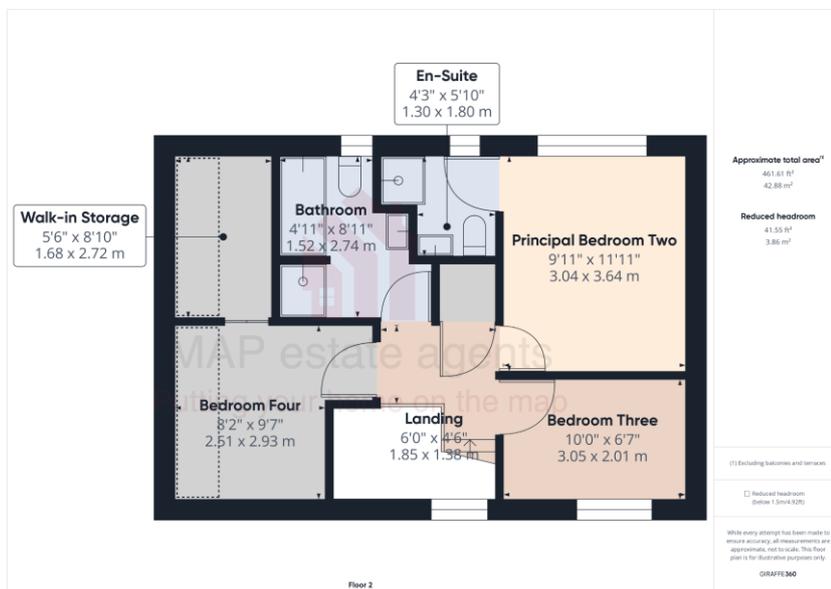
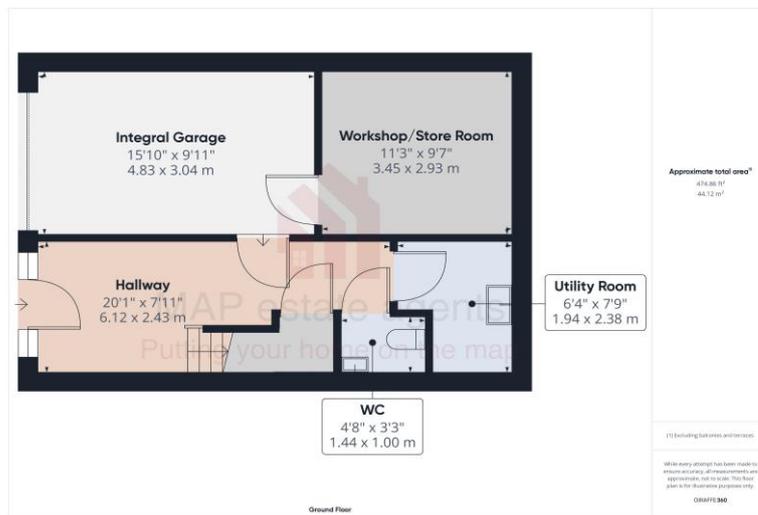


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Energy efficient family home (EPC 'A' rated)
- Detached house in cul-de-sac
- Four bedrooms with principal en-suite
- Lounge and dining room
- Fitted kitchen
- Utility room and integral garage
- Solar panels with 'Tesla' battery pack
- Gas central heating
- uPVC double glazing
- Gardens and parking



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