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3 Godolphin View
Camborne, TR14 7RD

A superb contemporary home, beautifully presented and spacious, set in an exclusive development on the edge of town

Truro 15 miles Town Centre 1 mile

• Contemporary Family Home • Arranged Over Three Floors • Fabulous Galleried Sitting Room • Kitchen/Dining Room • Family Room & Study • 4 Bedrooms (1 En-Suite) • Two Further Attic Rooms • Garage & Carport • Garden •

Guide price £425,000

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SITUATION

3 Godolphin View is situated on the edge of Camborne in a small development of striking contemporary family homes.

Camborne is located within easy reach of both coasts; the north boasting a number of fine surfing beaches whilst the south coast is an altogether more gentle experience; a mecca for sailing and boating enthusiasts.

Only 15 miles from the vibrant cathedral city of Truro and world renowned birthplace of Richard Trevithick, Camborne is a bustling town boasting a rich and varied architectural heritage. Within the town centre is a wide range of shopping, banking, schooling and recreational facilities.

Godolphin View is also within a short distance of the train station on the main Penzance to London line whilst Newquay Airport is approximately 28 miles distant

offering a number of scheduled domestic and international flights.

THE PROPERTY

Overlooking its own lawned garden, 3 Godolphin View is an impressive attached contemporary home that is both spacious and beautifully presented.

Thoughtfully designed and constructed to an energy efficient design, the property affords accommodation that is arranged over three floors and incorporates technology that includes a heat recovery ventilation system and solar panels for hot water. The ground and first floor benefit from underfloor heating with traditional radiators on the second floor.

The ground floor features the magnificent dual height galleried sitting room with wide expanses of glazing together with the family kitchen/dining room which has granite work surfaces. This floor level is completed with a



study, family room, utility room and separate cloakroom. Rising to the first floor there are four bedrooms (one en-suite) together with the family bathroom and superb galleried landing. On the second floor are two further attic rooms, currently used as bedrooms. Outside the property benefits from a garage and two open fronted car ports together with gardens that extend to the front and rear.

OUTSIDE

The property is approached off the private estate road to a pair of open fronted car ports and adjacent to this is the Garage with power and light.

At the front of the house is an area of enclosed lawn with central pathway leading to the covered entrance. Continuing to the side is a pathway leading to the rear garden which is again lawned and surrounded by raised beds.

VIEWING

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

DIRECTIONS

Proceed to the train station at Camborne. Pass over the level crossing turning immediately right into Mount Pleasant Road. Continue until Godolphin View is evident on the right. Drive into Godolphin View and to the far end of the cul de sac where number 3 will be evident on the right.

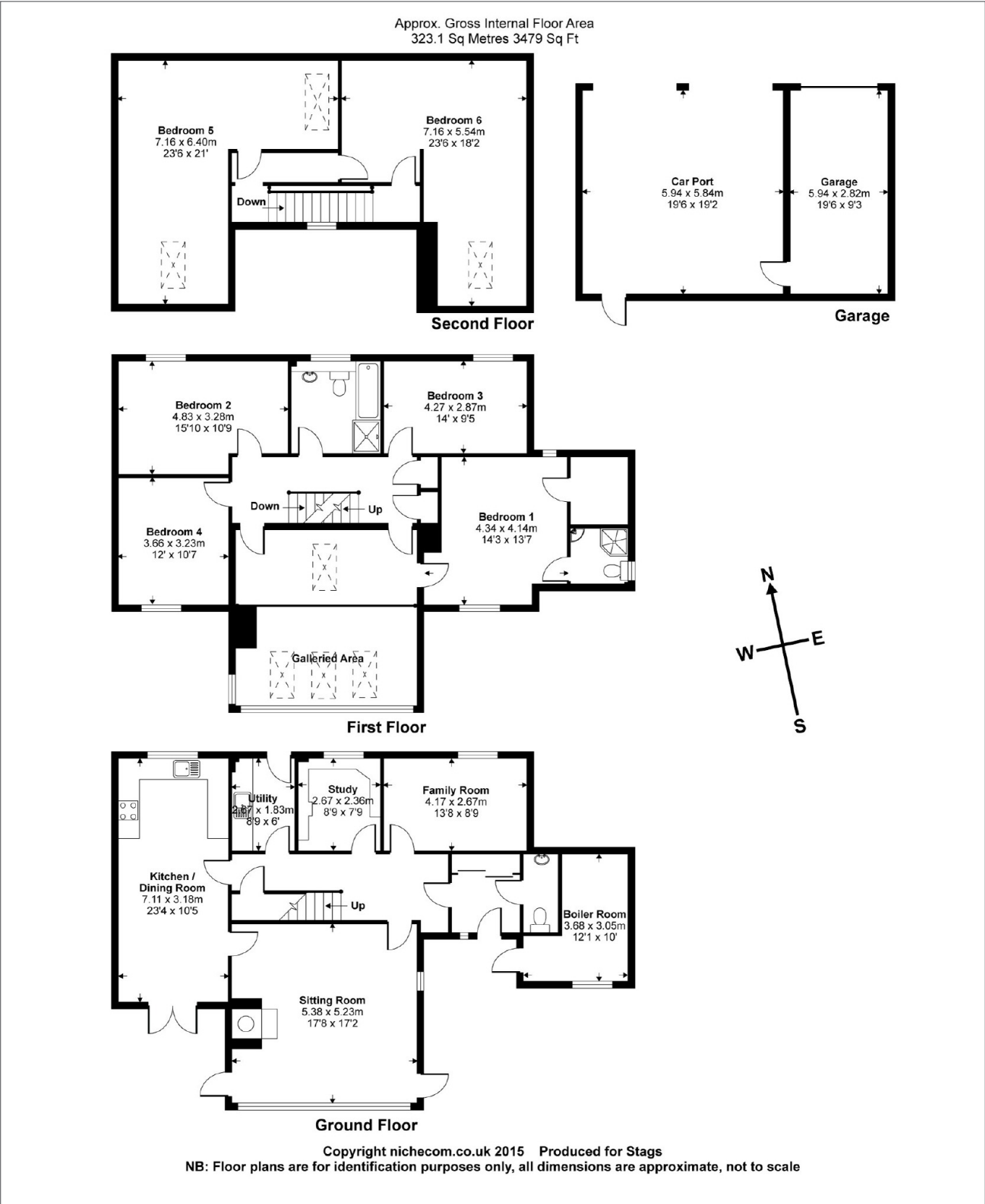
SERVICES

Mains water, electricity, gas and drainage. Double glazing. Underfloor heating to ground and first floor. Solar panels. Heat exchange system. A Service Charge is paid for the up-keep of the private section of road.

NOTE

Some minor decorative changes have taken place since the photographs were taken.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(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	