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**Enys Redenek,  
Camborne**

**£90,000  
Leasehold**





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### Property Introduction

Situated on a mature site for those over fifty five years of age, located on the outskirts of Camborne, this detached double unit park home is being offered for sale with no onward chain.

Benefiting from two double-sized bedrooms, there is an L-shaped lounge/diner, separate kitchen and shower room. Fully double glazed, heating is provided by a gas combination boiler.

To the outside, there is a patio and a drying area together with a storage shed. Parking is available adjacent to the unit.

This unit would now benefit from some modernisation and updating.

### Location

Situated to the east of Camborne on the outskirts of the town, this park home occupies a private corner setting and is set in a semi-rural location close to the north coast of Cornwall.

Within half a mile, there is access to the main A30 trunk road and within a mile and a quarter, one will find the centre of Camborne which is steeped in mining history, offers all the facilities you would expect for modern living, there is a mix of national and local shopping outlets, banks, a Post Office together with a mainline Railway Station which connects to London Paddington and the north of England.

Truro, the administrative and cultural centre of Cornwall is within thirteen miles, Cornwall's university town of Falmouth on the south coast is within fourteen miles and the north coast at Portreath will be found within six miles.

#### ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

#### ENTRANCE VESTIBULE

Part-glazed door opening to:-

## LOUNGE/DINING ROOM 19' 5" x 17' 3" (5.91m x 5.25m) maximum measurements, L-shaped

Enjoying a triple-aspect with two uPVC double glazed suspended bay windows to the front and side and a further uPVC double glazed window to the side. uPVC double glazed French doors open to the rear. Focusing on a wood fire surround with tiled back housing an electric fire. Two radiators.

## KITCHEN 12' 0" x 9' 6" (3.65m x 2.89m) maximum measurements

uPVC double glazed door and window to the side. Fitted with a range of eye-level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Gas cooker point with cooker hood over, airing cupboard containing 'Worcester' combination gas boiler and plumbing for an automatic washing machine. Extensive ceramic tiled splashbacks and radiator.

## INNER VESTIBULE

Recessed cupboard and radiator. Doors off to:-

## BEDROOM ONE 10' 5" x 9' 6" (3.17m x 2.89m)

uPVC double glazed suspended bay window to the rear. Incorporating a bedroom fitment including storage and a further four-door wardrobe unit. Radiator.

## BEDROOM TWO 9' 7" x 8' 6" (2.92m x 2.59m) maximum measurements

uPVC double glazed suspended bay window to the front. Bedroom fitment and radiator.

## SHOWER ROOM

uPVC double glazed window to the front. Fitted with a pedestal wash hand basin, close coupled WC and over-sized shower enclosure with plumbed shower. Extensive ceramic tiling to walls and radiator.

## OUTSIDE

To the front and side, there is a gravelled hardstanding and mature hedging.

## REAR AND SIDE

To the rear, one will find a paved patio which leads onto a paved drying space with mature hedging. Steel storage shed and external water supply.

## AGENT'S NOTE

The Council Tax Band for this property is Band 'A'. Please be advised that the charges for the pitch are £212.62 per calendar month, the water has a standing charge of £4.45 per calendar month, is metered for usage and this is billed 6 monthly. Please be advised that the property is age-restricted to persons over 55 years old. The park home benefits from being externally insulated which was carried out in December 2015 and there is the residue of a 25 year warranty for the installation of this insulation system.

## DIRECTIONS

From the junction at the top of Tuckingmill Hill, head down the hill towards Camborne, after passing the 'Tuckingmill Hotel' on your right-hand side, take the next turning right into North Roskear Road and then turn second right into Treverno Road and after passing the entrance to Wheal Seaton on the right-hand side, take the next turning right and Enys Redenek will be identified on the right-hand side where the property will be identified by a 'For Sale' board. If using What3words: paves.absorbing.perform

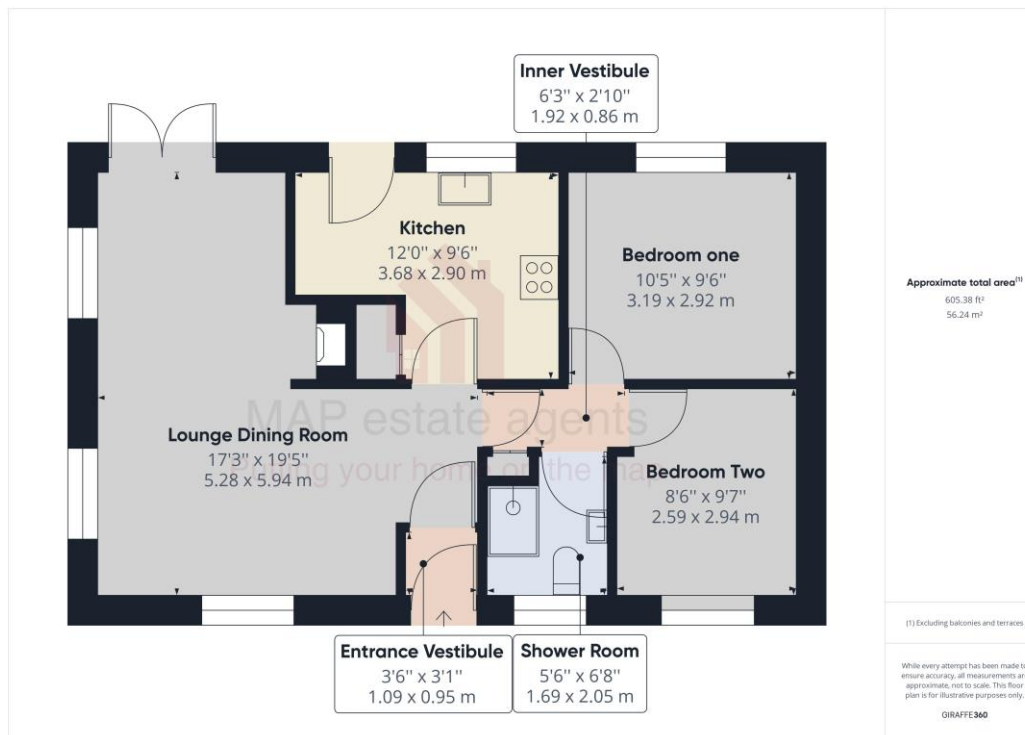


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Detached double unit park home
- Two double-sized bedrooms
- 19' Lounge/diner
- 12' Fitted kitchen
- Shower room
- Gas central heating
- uPVC double glazing
- Outside space and storage
- Adjacent parking
- Chain-free sale



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