



19 St. Martins Crescent , Camborne, TR14 7HQ

We are pleased to offer this well presented three bedroom house with low maintenance front and rear gardens.

Entering from the front into a light and bright hallway, the living room is on the left with window over the front garden. The kitchen diner has a range of modern white base and eye level units, with space for electric cooker, fridge/freezer and dishwasher. To the rear of the ground floor there is a utility area with space and plumbing for washing machine and tumble dryer. Downstairs WC. The rear garden is paved and has a small block built shed for storage. There is on road parking available to the rear. Upstairs are two double bedrooms along with a large single bedroom/office space. Modern white bathroom suite with electric shower over bath.

Available now, sorry no pets. Ideally suited to a professional couple perhaps with an older child.

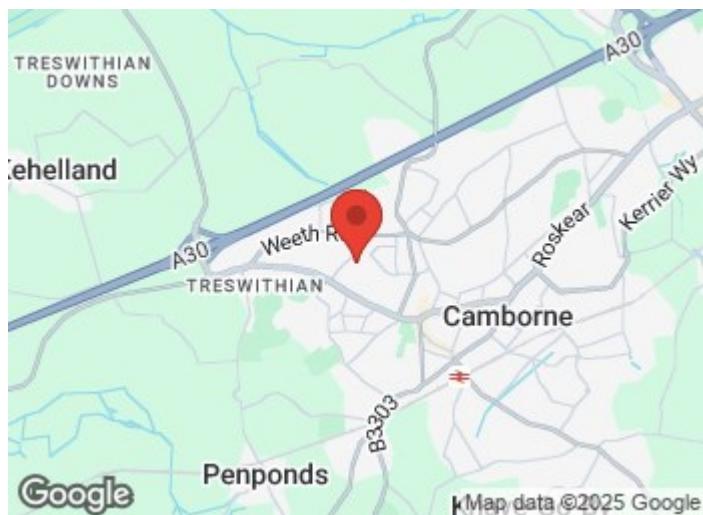
Council Tax Band A. Electric Heating and hot water. EPC rating E48.

Mains water and sewerage and electric. Deposit £1265.00.

OFCOM states: Standard broadband up to 17MBPS. Mobile coverage: O2, EE and Vodafone Likely. Three Limited. Landlord is doing some redecorating prior to a new tenancy starting.

£1,100 Per Month

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[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		86	48

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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