

The Bay & City Estate Agents

Lewis Haughton Wills

Fordh Lacey Gardens, Camborne

Fordh Lacey Gardens, Camborne, Cornwall, TR14 7UQ

Backed by the Government's HELP TO BUY scheme is this select development of just 11 houses, not only centrally located for Redruth, Camborne, Truro, Falmouth, Penzance and St Ives but is neighbours to the highly sought after Heartlands Development which is a FREE visitor attraction and World Heritage Site Gateway in Cornwall.



The Properties

Due to this development being on a small scale by a firm of local professionals; the attention to detail is of exacting standards and high quality with particular attention paid to the kitchens where you will find superb quality from a German manufacturer with a range of high quality built-in 'AEG' appliances to include; stainless steel oven, induction hob with stainless steel splash back and extractor over, fridge/freezer, washer/dryer as well as a dishwasher. Outside, the properties will have enclosed gardens and private parking for two cars. Each property will benefit from double-glazing, air source electric heating and an NHBC 10-year warranty.

The first phase which we feel will be extremely popular consists of four, 3-bedroom semi-detached houses with south facing rear gardens. Internally the accommodation comprises:

GROUND FLOOR

Entrance Hall	
Living Room	15' 5" x 12' 10" (4.70m x 3.90m)
Kitchen/diner	16' 5" x 12' 10" (5.00m x 3.90m)
	Fully fitted kitchen with a range of built-in appliances, and French Doors.

Cloakroom

FIRST FLOOR

Modern Bathroom:	Modern white bathroom suite.
Bedroom One:	14' 9" x 8' (4.50m x 2.45m)
Bedroom Two:	13' 9" x 8' 2" (4.20m x 2.50m)
Bedroom Three:	10' 10" x 8' 2" (3.30m x 2.50m)

Location – Camborne

Camborne is best known as a centre for the former Cornish tin and copper mining industry, having its working heyday during the later 18th and early 19th centuries. Camborne was just a village until transformed by the mining boom which began in the late eighteenth century and saw the Camborne and Redruth district become the richest mining area in the world.

As previously the development is located close to the Heartlands Development which is nestled off the A30 trunk road in Pool, between Redruth and Camborne. There are 19 acres of electric fun to explore. State-of-the-art exhibitions, climb-on sculptures, gardens of real diversity, a giant adventure plays cape for children, art and craft studios and a unique café in the old carpenter's workshop. With swathes of green outdoor space for warm, sunny days and ever curious indoor space with it is wet, Heartlands is an all-year round, all-weather entertainment for anyone and everyone.



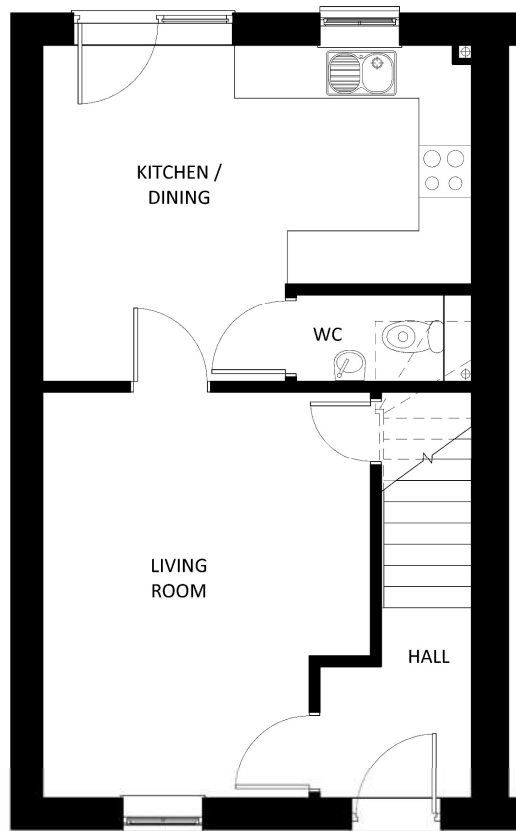
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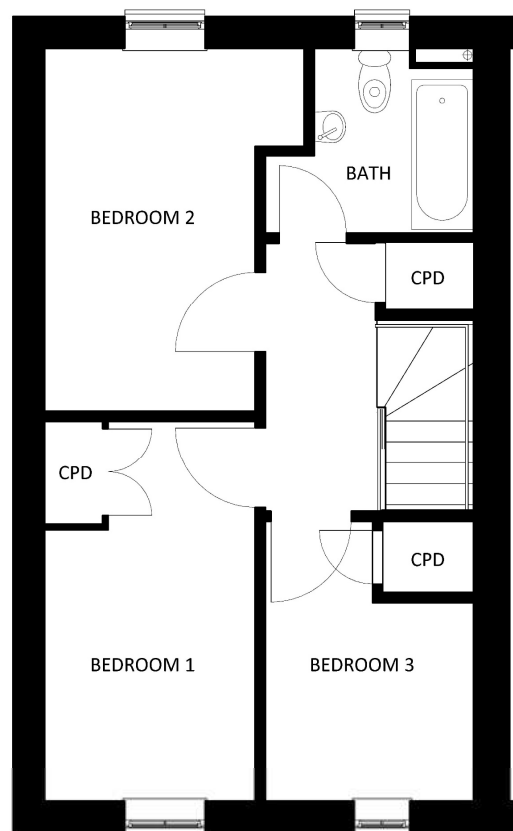
The A30 on the outskirts of Camborne gives a direct link to the City of Truro

The city of Truro is the retail and commercial centre of Cornwall with the famous Cathedral lying at its heart. The city offers a unique mix of independent shops and multiples as well as an excellent collection of art galleries, bars, restaurants, night clubs, cinema, The Hall for Cornwall and the Royal Cornwall Museum. The city is steeped in history and features many wonderful Georgian terraced streets which are rivaled only in the west of Bath. There are also a number of fine municipal gardens including Boscawen Park and Victoria Gardens, which have in the past won many awards in the Britain in Bloom competition.

The city also lies at the centre of the Cornish transport network and has the Penzance to Paddington service, which also gives access to Camborne.



GROUND FLOOR



FIRST FLOOR



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