



Bond
Oxborough
Phillips

Changing Lifestyles

14 Mount Camel
Camelford
PL32 9UW



BRITISH
PROPERTY
AWARDS

2025

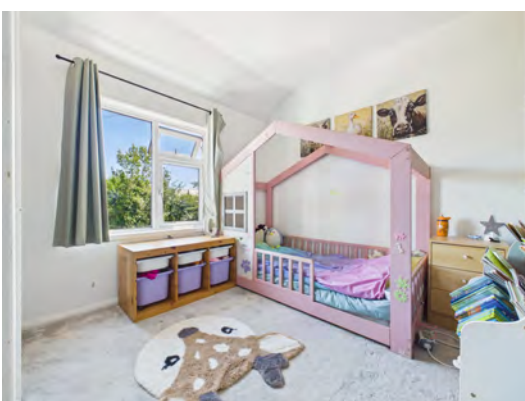
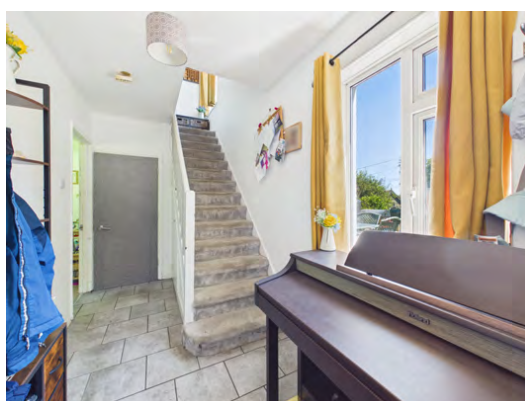


GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £200,000



Changing Lifestyles

01208 814055

14 Mount Camel, Camelford, PL32 9UW



A well-proportioned three-bedroom semi-detached home offering modern living and excellent outdoor space.

- Three-bedroom semi-detached family home
- Spacious open-plan living and dining room
- Modern fitted kitchen with ample cupboard and worktop space
- Convenient ground floor WC
- Three well-proportioned double bedrooms
- Family bathroom with bath, shower over, WC, and wash hand basin
- Generous internal accommodation throughout
- Private front and rear gardens
- Large rear decking area ideal for outdoor dining and entertaining
- Roadside parking available nearby
- Council Banding - B
- EPC - TBC



Situated within the popular market town of Camelford, 14 Mount Camel is a well-presented three-bedroom semi-detached home offering spacious and practical accommodation, ideal for first-time buyers, families, or investors.

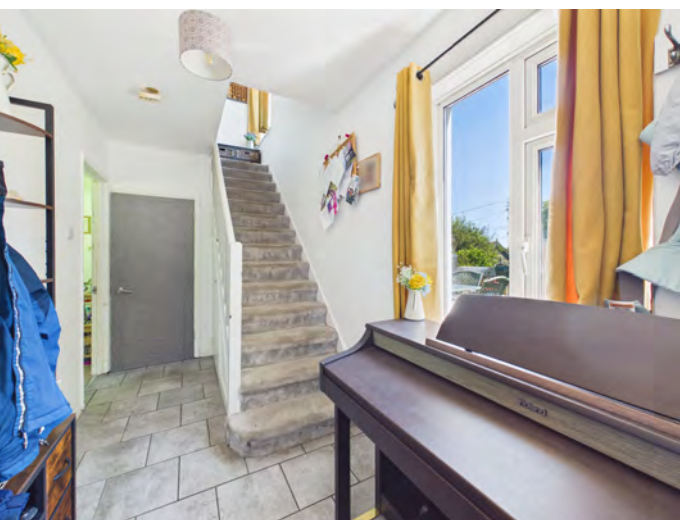
Upon entering the property, you are welcomed by a spacious entrance hallway, which provides access to a convenient ground floor WC. From here, the home opens into a generously proportioned open-plan living and dining room, creating a superb social space that is perfectly suited to both everyday family life and entertaining guests. Two large front-facing windows flood the room with natural light, while an attractive open fireplace provides a charming focal point, adding warmth and character to the living area.

The modern kitchen is well-equipped with an excellent range of wall and base units, offering ample cupboard, drawer, and worktop space. Designed with practicality in mind, it also benefits from integrated modern appliances, together with designated space for a dishwasher, washing machine, and tumble dryer, making it ideal for busy households.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, providing comfortable accommodation for families or those requiring additional space for guests or home working. The family bathroom is fitted with a bath incorporating a shower over, together with a wash hand basin and WC.

Externally, the property enjoys private gardens to both the front and rear. The front garden is predominantly laid to lawn, creating an attractive approach to the home, while the enclosed rear garden features a generous decking area that is perfect for outdoor dining, entertaining, or simply relaxing during the warmer months. The remainder of the garden is laid to lawn, providing plenty of space for children to play or keen gardeners to enjoy.

Although the property does not benefit from a private driveway, convenient roadside parking is available close by. Offering spacious accommodation throughout in a desirable residential setting, this fantastic home is expected to appeal to a wide range of buyers, and an early viewing is highly recommended to fully appreciate all that it has to offer.



Changing Lifestyles

Camelford is a small market town located in north Cornwall, England, within the valley of the River Camel and on the north-western edge of Bodmin Moor. Approximately 10 miles (16 km) north of Bodmin and a short distance inland from the North Cornwall coast, the town occupies a predominantly rural setting characterised by rolling agricultural land, river valleys, and open moorland.

Its location along the A39 (Atlantic Highway) provides good transport links to nearby settlements, including Tintagel, Boscastle, Bude, and Wadebridge, making it an important local service centre for surrounding rural communities. Camelford's proximity to both the rugged Atlantic coastline and the distinctive landscapes of Bodmin Moor contributes to its role as a gateway to many of North Cornwall's natural and historic attractions, while its traditional market-town character reflects its long-standing importance within the region.

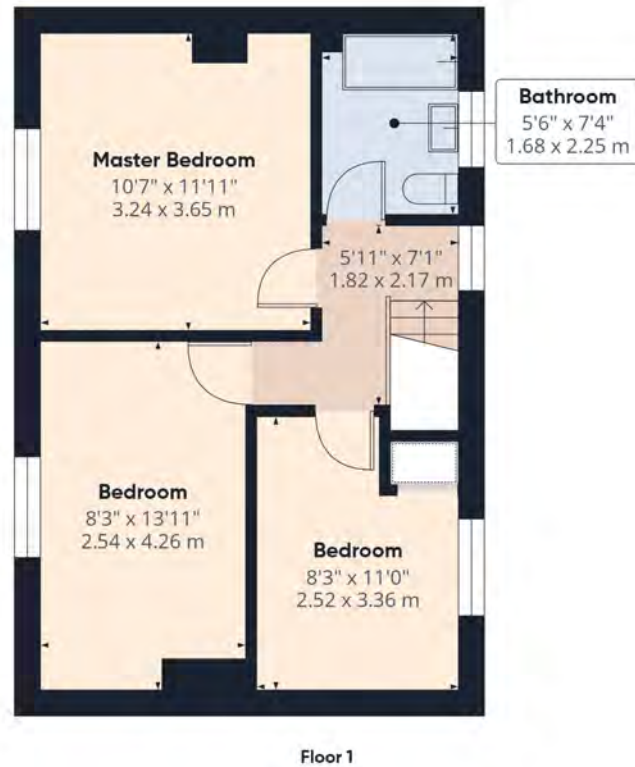


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Changing Lifestyles



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.