



Bond
Oxborough
Phillips

Changing Lifestyles

104 Treclago View,
Camelford,
PL32 9AE



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Offers Over - £205,000



Changing Lifestyles

01208 814055

104 Treclago View, Camelford, PL32 9AE



A beautifully presented two-bedroom home offering stylish modern living in the heart of sought-after Camelford.

- Immaculately presented two-bedroom terraced home
- Finished to a high standard throughout
- Spacious open-plan living, kitchen and dining area
- Cosy log burner creating a warm and inviting atmosphere
- Modern kitchen with quality appliances and ample storage
- Convenient ground-floor W/C
- Two generously sized bedrooms
- Contemporary family bathroom
- Well-maintained private rear garden
- Private parking and single garage
- Council Banding - B
- EPC - D



Welcome to this immaculate two-bedroom terraced home located on Treclago View in the highly sought-after town of Camelford. Finished to a high standard throughout, this property offers modern living with a touch of elegance, perfect for first-time buyers, investors, or anyone looking to enjoy the beauty of Cornwall. The property is a great base to explore Cornwall!

The heart of the home is a pristine open-plan living/kitchen/diner, ideal for both relaxation and entertaining. The living area features a cosy log burner, creating a warm and inviting atmosphere. The modern kitchen is equipped with high-quality appliances and ample storage, seamlessly flowing into the dining area. Direct access to the back garden makes this space perfect for indoor-outdoor living. Conveniently located on the ground floor, the downstairs W/C adds practicality to this stylish home.

Upstairs, you'll find two generously sized bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is contemporary and spacious, designed with comfort in mind.

The well-maintained garden provides a private outdoor space to enjoy, whether for gardening, relaxing, or entertaining guests. The property benefits from private parking and a single garage perfect for bikes and surfboards, offering secure storage and convenience.

Well positioned for easy access to local amenities and reputable schools, making daily life effortless and convenient. Excellent transport connections ensure easy commutes and travel. Nature enthusiasts will appreciate being on the doorstep of the expansive Bodmin Moor, perfect for hiking and outdoor adventures. Just a short walk away is the renowned Bowood Golf Course and a short car journey will take you to Trebarwith Strand, Tintagel, Boscastle, and beyond, offering endless recreational and leisure opportunities.

This delightful property on Treclago View is more than just a house; it's a lifestyle opportunity in the charming town of Camelford. Don't miss your chance to make this beautiful home your own. Contact us today to arrange a viewing.

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Treclago View is situated in the popular market town of Camelford, nestled in the beautiful North Cornwall countryside. The town offers a range of everyday amenities, including local shops, supermarkets, cafés, pubs, a primary school and secondary school, making it a convenient place for both families and professionals.

The surrounding area is renowned for its stunning scenery, with Bodmin Moor nearby offering wonderful opportunities for walking, cycling and exploring the great outdoors. Golf enthusiasts will appreciate the proximity of Bowood Park Golf Course, while the spectacular North Cornwall coastline is within easy reach, with the beautiful sandy beach at Trebarwith Strand and the historic coastal destinations of Tintagel and Boscastle all a short drive away.

Camelford also benefits from road links connecting to the wider county, with the A39 providing access towards Wadebridge, Bude and beyond. Combining a convenient town setting with easy access to Cornwall's beaches, countryside and coastal attractions, Treclago View makes an excellent base for enjoying all that this sought-after part of Cornwall has to offer.



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:



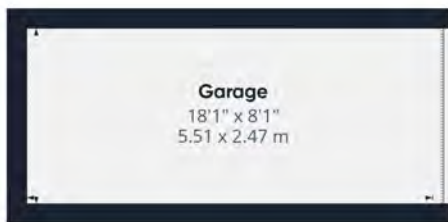
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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Approximate total area⁽¹⁾

703 ft²

65.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.