



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

7 Dymond Close

Camelford

PL32 9US



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £285,000**



Changing Lifestyles

01208 814055



# 7 Dymond Close, Camelford



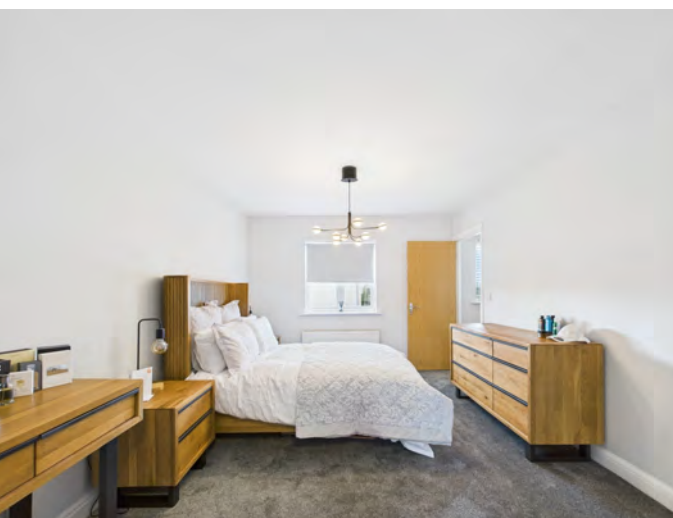
7 Dymond Close, Camelford – Modern Three-Bedroom Detached Home

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Three Bedrooms
- Spacious Kitchen
- Dining Room Extension
- Private Rear Garden
- Garage
- Popular Town Location
- EPC - C
- Council Banding- C



Welcome to 7 Dymond Close, a beautifully presented three-bedroom detached home offering a contemporary finish throughout.

The ground floor boasts a spacious living room, where double doors open onto the rear garden, creating a bright and airy ambiance. The modern open-plan kitchen seamlessly flows into the dining room extension, which features bi-fold doors, further enhancing the sense of space and natural light. A generous entrance hall and a ground floor WC complete this level.



Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with an en-suite, alongside a stylish family bathroom.

Externally, the property benefits from a spacious rear garden—perfect for outdoor entertaining—as well as a garage for additional storage or parking.

This home presents a fantastic opportunity for first-time buyers, families, or anyone looking to make Camelford their home.

# Changing Lifestyles

Camelford is a charming market town in North Cornwall, steeped in history and surrounded by stunning countryside. Nestled on the edge of Bodmin Moor, it offers a perfect blend of rural tranquility and modern convenience, with a range of local amenities including shops, cafes, pubs, and schools. The town is rich in character, with its narrow streets and historic buildings, and is ideally located for exploring the breathtaking North Cornwall coastline, with popular destinations such as Tintagel, Boscastle, and Port Isaac just a short drive away. With a welcoming community and excellent access to outdoor pursuits like hiking, cycling, and watersports, Camelford is a fantastic place to call home.



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.

Scan here for our Virtual Tour:



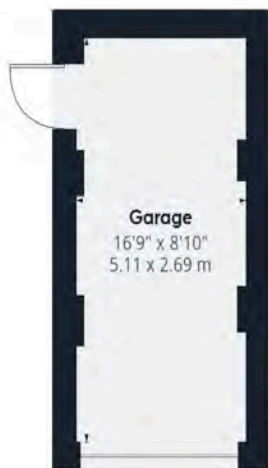




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

## 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.

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.