



Bond
Oxborough
Phillips

Changing Lifestyles

103 Treclago View

Camelford

PL32 9AE



BRITISH
PROPERTY
AWARDS

2023

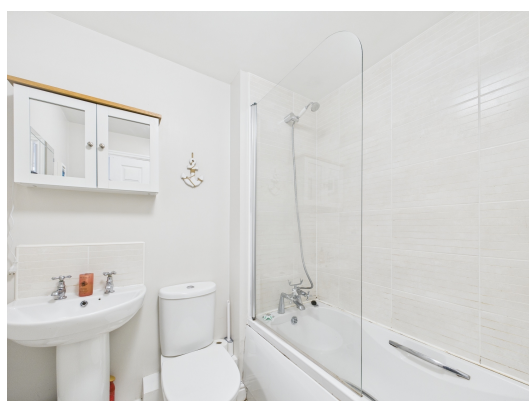
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £190,000



Changing Lifestyles

01208 814055

103 Treclago View, Camelford



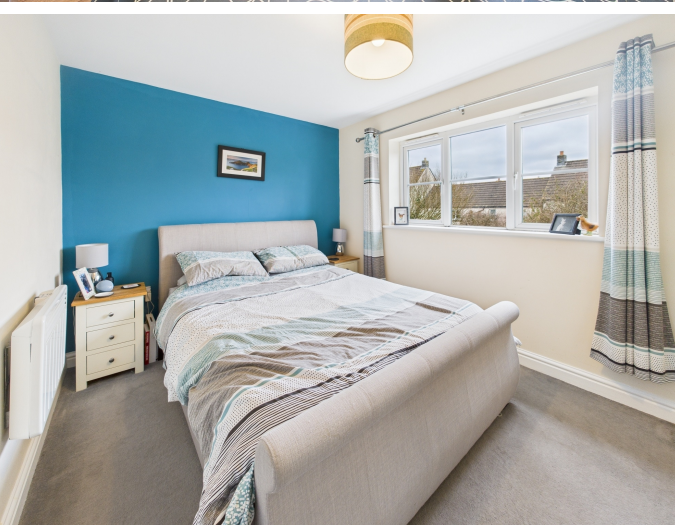
Delightful Two-Bedroom Home in the Popular Treclago View Development, Camelford.

- Impressive End Terrace Modern Home
- Two Bedrooms
- Family Bathroom
- Modern Finish Throughout
- Private Rear Garden
- Off-Road Parking and Garage
- Nearby Amenities and Transport Links
- Popular Town Location
- EPC - D
- Council Banding- B



Located in the desirable Treclago View development, this charming two-bedroom home offers a fantastic opportunity for first-time buyers, downsizers, investors, or anyone looking to make Camelford their home.

Upon entering, you are welcomed into a bright and spacious living room, perfect for relaxing or entertaining. The modern kitchen/diner at the rear of the property is well-equipped and offers ample space for dining, making it the heart of the home. A door from the kitchen leads directly into the beautifully maintained, private rear garden—an ideal spot for outdoor dining or simply unwinding.



Upstairs, the property boasts two generously sized bedrooms, both offering comfortable living space with plenty of natural light. The family bathroom is well-appointed and serves both bedrooms conveniently.

Externally, this home benefits from private parking and a single garage, ensuring secure storage and ease of access. Situated close to local schools, amenities, and excellent transport links, 103 Treclago View is perfectly positioned for convenient everyday living.

A wonderful opportunity to own a well-presented home in a fantastic location—early viewing is highly recommended!

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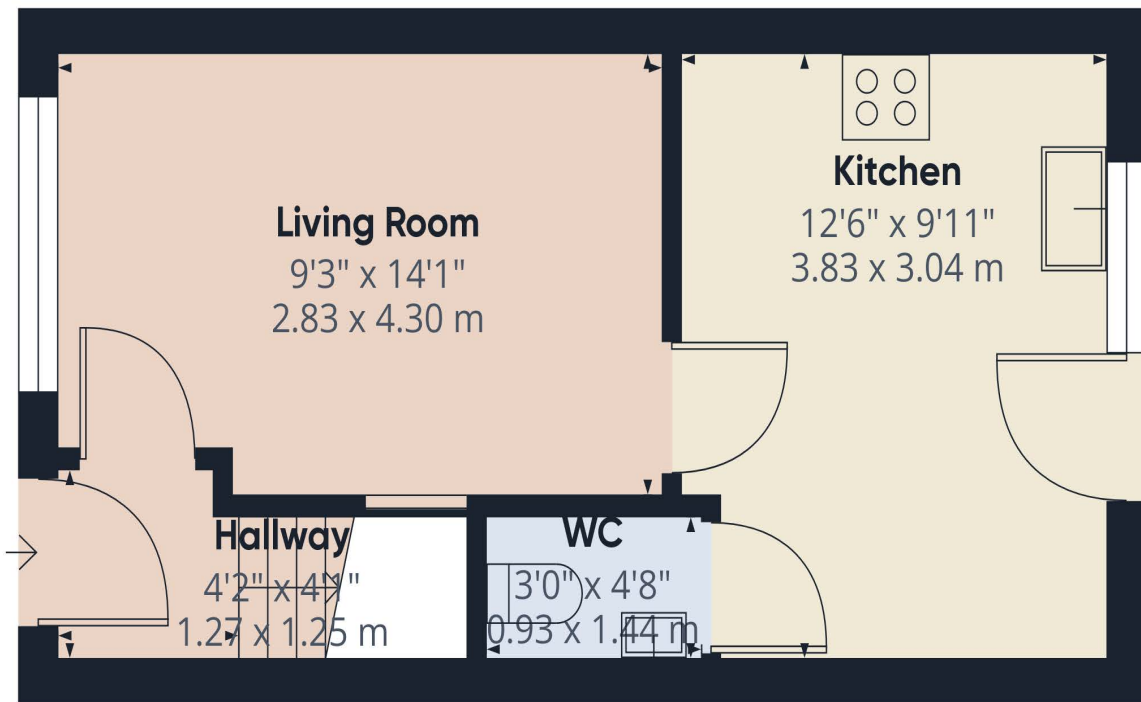
Camelford is a charming and historic market town nestled in the picturesque countryside of North Cornwall. Steeped in legend and surrounded by rolling hills, rugged moorland, and scenic riverbanks, it offers a perfect blend of natural beauty and rich heritage. Often associated with the tales of King Arthur due to its proximity to Tintagel, Camelford boasts a welcoming community, quaint streets lined with independent shops, traditional pubs and nearby award winning farm shop cafes. The town is ideally situated for exploring both the stunning North Cornish coastline and the breathtaking landscapes of Bodmin Moor, making it a sought-after location for nature lovers, outdoor enthusiasts, and history buffs alike. With excellent local amenities, good transport links, and a peaceful yet vibrant atmosphere, Camelford provides an idyllic setting for those seeking a balance between rural charm and modern convenience.



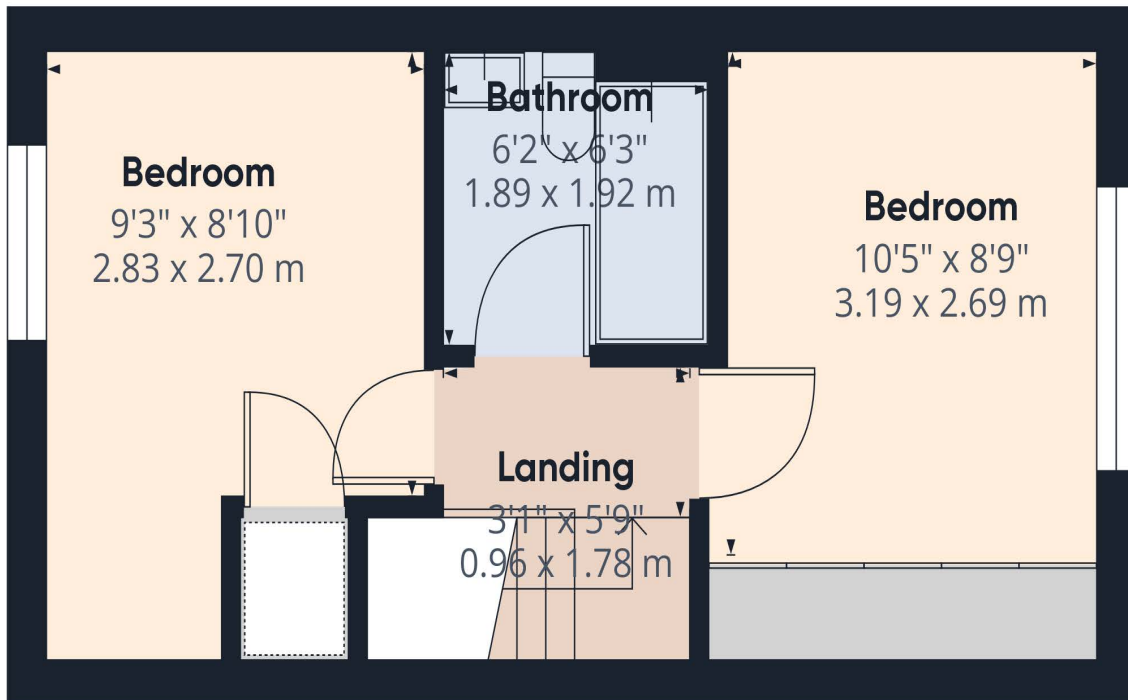
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1

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.