



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

35 Victoria Road  
Camelford  
PL32 9XA



BRITISH  
PROPERTY  
AWARDS

2023

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £345,000**



Changing Lifestyles

01208 814055



# 35 Victoria Road, Camelford



Welcome to this stunning four-bedroom terraced home located on the highly sought-after Victoria Road in Camelford.

- Impressive Period Home
- Four Bedrooms
- Family Bathroom
- Character Throughout
- Stunning Finish
- Spacious Kitchen/Diner
- Practical Utility Room
- Private Rear Garden
- Outside WC
- Off-Road Parking and Garage
- Popular Town Location
- EPC - E
- Council Banding- C



Welcome to this stunning four-bedroom terraced home located on the highly sought-after Victoria Road in Camelford. Boasting modern fixtures and fittings throughout, this immaculate property seamlessly blends contemporary living with charming character features, including two log burners.

This home offers a versatile layout with four bedrooms, one of which is currently serving as a home office. The spacious open-plan kitchen diner on the ground floor is perfect for family gatherings and entertaining, while the cosy living room invites relaxation with its warm ambiance. A utility room at the rear of the property and an outside WC add practicality to this beautiful home.



Upstairs, you'll find three generously sized double bedrooms, each designed with comfort in mind. The contemporary family bathroom features modern fixtures and provides a serene space for unwinding.

The standout feature of this property is its well-kept garden, your own private oasis, ideal for relaxation and outdoor activities. A spacious single garage and additional private parking complete this fantastic property.

This home is a fantastic opportunity for families, investors, or anyone looking to enjoy the amenities and transport links of Camelford. Its location offers easy access to nearby attractions such as Trebarwith, Tintagel, Boscastle, and the expansive Bodmin Moor.

Don't miss the chance to make this exceptional property your new home. Contact us today to arrange a viewing!



# Changing Lifestyles

Camelford, a charming town in north Cornwall, is steeped in history and surrounded by natural beauty. Nestled near the rugged landscapes of Bodmin Moor, it offers picturesque scenery and a wealth of outdoor activities such as hiking and cycling. The town itself boasts a rich heritage, with landmarks like the Camelford Museum and the 14th-century St. Thomas of Canterbury Church. Camelford serves as an excellent base for exploring the nearby attractions of Trebarwith Strand, a beautiful coastal spot perfect for surfing and beachcombing, and the picturesque village of Boscastle, renowned for its stunning harbor and the intriguing Boscastle Museum of Witchcraft and Magic. Additionally, the legendary Tintagel Castle, associated with King Arthur, is just a short drive away. With its quaint shops, cozy cafes, and friendly community, Camelford provides a peaceful retreat with historical intrigue and access to the stunning Cornish coastline.



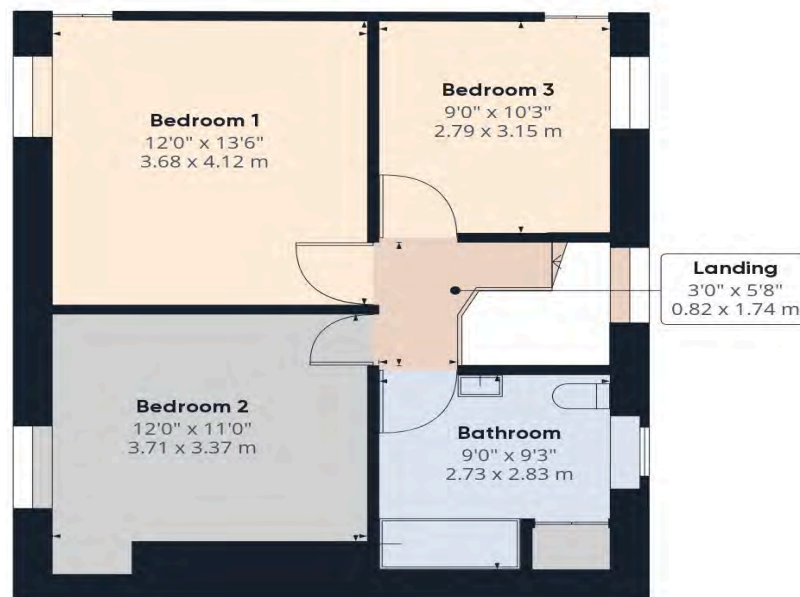
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

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.