



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

111 Treclago View,  
Camelford,  
PL32 9AE



**Guide Price - £175,000**



Changing Lifestyles

01208 814055



# 111 Treclago View, Camelford, PL32 9AE

A modern and well presented two bedroom coach house situated in a popular residential area within easy reach...



- Contemporary two-bedroom coach house in a sought-after residential area
- Rare benefit of a private garage with internal access and garden door
- Generously sized living room flowing into a modern fitted kitchen
- Off-road parking
- Popular residential location close to town centre and amenities
- Two well-proportioned double bedrooms
- Perfect for first-time buyers, down sizers, or those seeking community living



A beautifully presented and contemporary two-bedroom coach house, set within a highly sought-after residential area just a short distance from Camelford town centre and its wide range of amenities. Offering a rare combination of a private garage, off-road parking, and an enclosed rear garden, this property is perfectly suited to first-time buyers, downsizers, or anyone looking to enjoy life within Camelford's warm and welcoming community.

Upon entering, a hallway and staircase rise to the main accommodation. To the left, you will find internal access to the notably spacious garage, which also benefits from a rear door leading directly out to the garden, ideal for storage, hobbies, or practical day-to-day use.



Upstairs, you are greeted by a bright and generously sized living room, providing a comfortable space for relaxation and everyday living. This flows effortlessly into the modern, well-equipped kitchen, designed to maximise both style and functionality. The property features two well-proportioned double bedrooms, each offering ample versatility, along with a contemporary family bathroom.

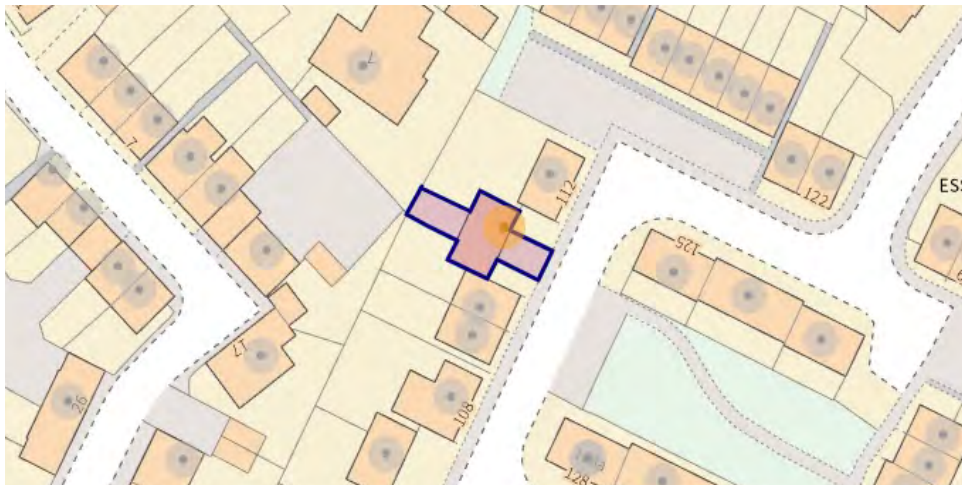
Externally, the home boasts a surprisingly substantial enclosed garden, an excellent space for outdoor dining, entertaining, or simply unwinding, as well as the added convenience of off-road parking in addition to the garage.

Altogether, this superbly maintained home offers exceptional value and is sure to exceed expectations. Viewings are highly recommended, contact our office today to arrange your appointment and take the first step towards making this fantastic property your new home



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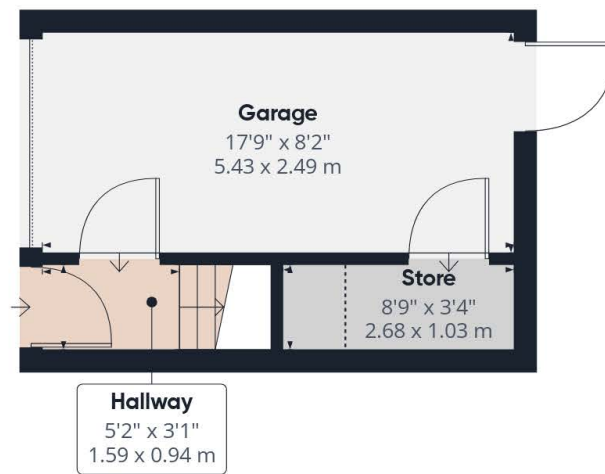
Camelford is a charming market town located in North Cornwall, perfectly positioned for those seeking the balance of village life with convenient access to surrounding areas. The town offers a variety of local amenities including independent shops, supermarkets, cafes, and restaurants, as well as essential services such as schools, healthcare, and leisure facilities. Rich in history, Camelford is close to notable landmarks and offers easy access to the stunning Cornish coastline, including nearby Tintagel and Boscastle. With excellent road links to Bodmin, Wadebridge, and beyond, the town provides both a peaceful rural setting and connectivity for work, education, or leisure, making it an ideal location for families, professionals, and retirees alike.



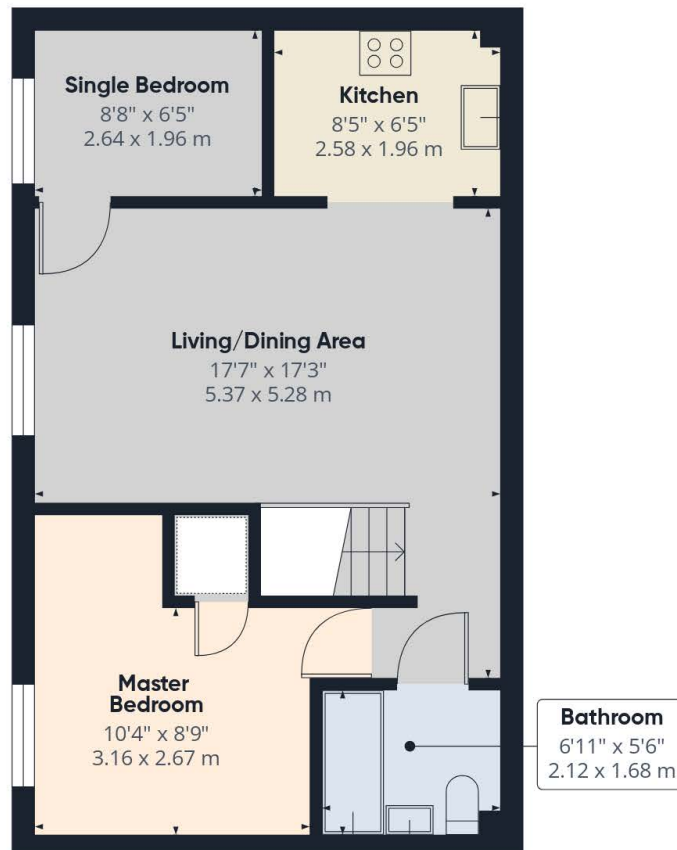
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





**Floor 0**



**Floor 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.