



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

5 Dymond Close  
Camelford  
PL32 9US



**Guide Price - £250,000**



*Changing Lifestyles*

01208 814055

# 5 Dymond Close, Camelford, PL32 9US



A modern, beautifully presented three-bedroom home, perfect for first-time buyers, offering spacious accommodation, contemporary style, and a convenient location on the edge of Camelford.

- Modern, well-presented three-bedroom home
- Ideal for first-time buyers or growing families
- Bright and welcoming ground floor with practical entrance hallway
- Separate dining room with French doors leading to the rear garden
- Modern kitchen with ample storage and worktop space
- Spacious living room with natural light
- Three well-proportioned bedrooms, including master with en suite shower room
- Enclosed rear garden with patio and lawn areas, perfect for outdoor living
- Private off-road parking at the rear
- Council Banding - C
- EPC - C



5 Dymond Close is a beautifully presented three-bedroom home, perfectly suited for first-time buyers or those seeking a modern, move-in-ready property. Set within the popular Dymond Close development on the outskirts of Camelford, the house offers light, spacious accommodation arranged over two floors, combining contemporary style with practical living.

The ground floor of 5 Dymond Close is bright, welcoming, and designed with everyday living in mind. The property flows effortlessly from room to room, beginning with a practical entrance hallway that leads to the main living spaces. The living room is spacious and filled with natural light, seamlessly connecting to the separate dining area, creating an open-plan feel that is perfect for relaxing or entertaining. The modern kitchen is positioned to the rear of the property, offering plenty of storage and worktop space and providing easy access to the dining area for family meals. French doors from the dining room lead directly to the rear garden, allowing for effortless indoor-outdoor living during the warmer months. Completing the ground floor is a convenient cloakroom/WC, adding practical functionality for busy family life or visitors.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while the remaining two bedrooms are served by a modern family bathroom. Storage is well-considered throughout, with built-in cupboards and loft access providing practical solutions for everyday needs, making the home as functional as it is comfortable.

Externally, the property offers an enclosed rear garden, combining patio and lawn areas to create a versatile outdoor space ideal for entertaining, dining, or relaxing in privacy. A gate at the rear of the garden leads to off-road parking, providing added convenience and security. With its modern interior, thoughtful layout, and practical outdoor space, 5 Dymond Close is a fantastic opportunity for first-time buyers or those seeking a move-in-ready home in a popular and convenient location.

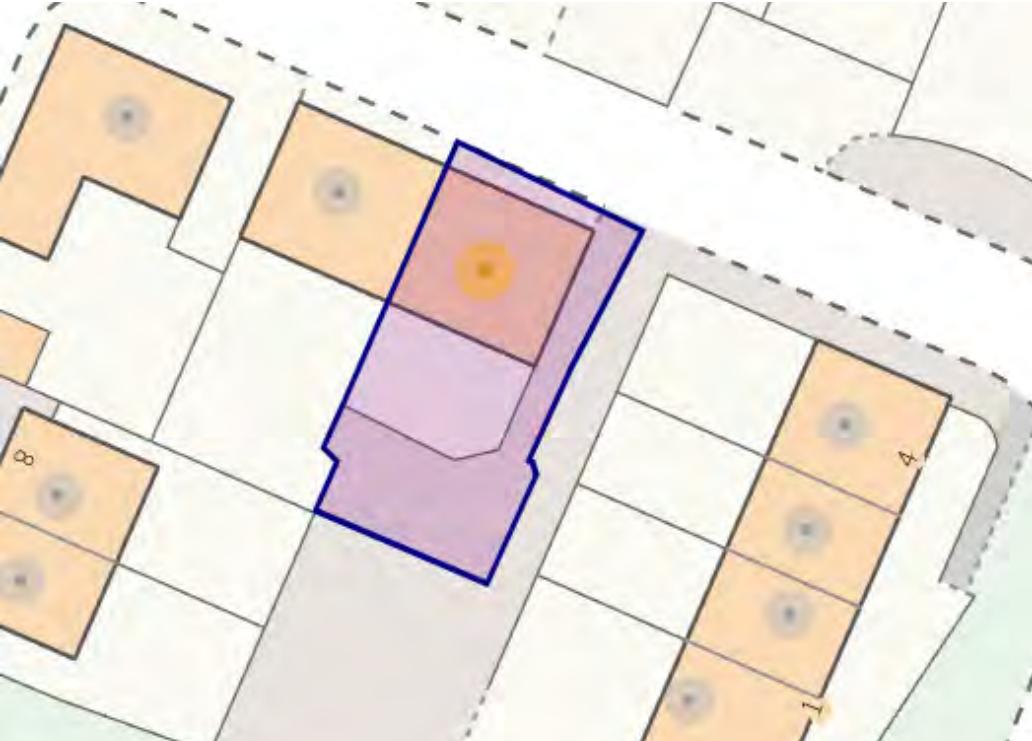


# Changing Lifestyles

Camelford is a market town set on the edge of Bodmin Moor in North Cornwall, offering a convenient blend of everyday amenities and easy access to some of the county's most popular coastal destinations. The town provides a good range of facilities including local shops, cafés, primary and secondary schools, a medical centre, leisure centre, and regular bus services to surrounding areas.

Well positioned for commuters and lifestyle buyers alike, Camelford enjoys good road links via the A39 Atlantic Highway, connecting the town to Wadebridge, Bude, and further afield. The picturesque villages of Boscastle and Tintagel, along with the rugged North Cornwall coastline, are just a short drive away, making Camelford an ideal base for those who enjoy coastal walks, surfing, and countryside pursuits.

Surrounded by open moorland, river valleys, and scenic walking routes, Camelford appeals to a wide range of buyers, from families and first-time purchasers to those seeking a Cornish retreat, all while maintaining a strong sense of community and year-round living.



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.

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our Virtual Tour:



# Changing Lifestyles



Floor 0



Floor 1

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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.