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Changing Lifestyles

11 Weeks Rise

Camelford

PL32 9UY



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £210,000



Changing Lifestyles

01208 814055

11 Weeks Rise, Camelford, PL32 9UY



Modern Three-Bedroom Home with Sun Room, Garden, and Parking in Sought-After Weeks Rise, Camelford – Ideal First Home or Investment

- Modern three-bedroom home in the popular Weeks Rise
- Offered with no onward chain, ideal for first-time buyers or investors
- Well-equipped kitchen with modern units
- Spacious living room
- Light-filled sun room with patio doors opening onto a fully enclosed rear garden
- Three generous double bedrooms
- Contemporary family bathroom
- Fully enclosed rear garden
- Located on a friendly development with a large green and children's play area
- Allocated parking space with additional visitor spaces nearby
- Council Banding - B
- EPC - C



Nestled within the quiet and popular development of Weeks Rise, Camelford, 11 Weeks Rise is a modern three-bedroom home offered for sale with no onward chain. Perfect for first-time buyers, families, or investors, this well-presented property is in good condition throughout and ready for its next owners to move straight in, combining practical living spaces with a convenient and desirable location.

Upon entering, the hallway provides a practical cloakroom and storage cupboard to the right, ideal for coats and household essentials. To the left, the kitchen is fitted with a good range of modern wall and base units, complemented by worktops and integrated appliances including an electric oven, four-ring hob with extractor, and plumbing for a washing machine, with space for a fridge freezer. The kitchen offers a functional yet inviting space for cooking and entertaining, with plenty of storage and work surface for day-to-day family life.

The living room forms the heart of the home, offering a bright and welcoming environment for relaxing or entertaining. Its versatile layout allows for both family seating areas and dining options, making it a central hub of the property. Beyond this, the sun room provides a light-filled extension, flooded with natural light and perfect for a range of uses, from a home office or play area to a comfortable sitting space. Patio doors from the sun room open directly onto the fully enclosed rear garden, providing a seamless connection between indoor and outdoor living.

Upstairs, the property boasts three generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes and a modern en-suite shower room, offering privacy and convenience. A contemporary family bathroom serves the remaining two bedrooms, both well-proportioned and finished with modern fixtures, ensuring the first floor caters comfortably to family or guests.

Externally, the home sits within a well-maintained plot. The rear garden features lawn and two patio areas, perfect for outdoor dining, relaxing in the sun, or enjoying outdoor activities in privacy. The property also benefits from an allocated parking space, with additional visitor spaces conveniently located nearby. To the rear, a gravelled area with shed and oil tank adds further practicality. Additional features include UPVC double glazing and oil-fired central heating, providing comfort and efficiency throughout the year.

Situated on a friendly development with a large green and children's play area, 11 Weeks Rise is within easy walking distance of Camelford town centre, local shops, cafés, and the Camelot Garage convenience store, while also providing access to countryside walks and leisure routes nearby. Its combination of a practical, well-laid-out home, outdoor space, and sought-after location makes this property an ideal first home, family residence, or investment opportunity in North Cornwall. Offered end of chain, early viewing is highly recommended to fully appreciate the home and its location.

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Weeks Rise, Camelford is a highly sought-after residential area located on the outskirts of the historic market town of Camelford. Positioned on a gentle rise, the area enjoys an elevated setting, providing a peaceful and private environment while remaining within easy reach of the town centre.

The location benefits from a mix of modern and character properties, many with generous gardens and elevated views, giving residents a semi-rural feel within walking distance of local amenities. Camelford itself provides a range of everyday facilities, including independent shops, supermarkets, cafés, schools and healthcare services, making it convenient for families and professionals alike.

For those who enjoy the outdoors, Weeks Rise is ideally placed to access the dramatic landscapes of Bodmin Moor, with its walking, cycling and wildlife opportunities, while the North Cornwall coast and popular beaches, including Polzeath, Rock and the historic village of Tintagel, are within a short drive.

Weeks Rise combines quiet, elevated residential living with practical access to the town's facilities and nearby countryside and coast, making it a particularly desirable area for families, professionals, or those seeking a peaceful Cornish lifestyle.



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.

Virtual Tour:





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.

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.

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