



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

128 Treclago View

Camelford

PL32 9AE



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £165,000**



# 128 Treclago View, Camelford, PL32 9AE



128 Treclago View – A Modern 2 bedroom ground floor flat/maisonette, consisting private parking, garage and open living spaces...

- Modern 2 bedroom flat/maisonette
- Social open plan living/dining & kitchen space
- Modern kitchen with integrated appliances
- Fitted storage in both bedrooms
- Trendy bathroom
- Single garage included
- Private driveway for 1 vehicle
- Private/low maintenance outside space with side access
- Located in the peaceful Treclago View estate
- Great first time buy or investment property
- Council Banding - A
- EPC - tbc



Situated within the popular Treclago View development in Camelford, this well-presented two-bedroom ground floor flat/maisonette offers modern, low-maintenance living with completely flat access throughout, making it an ideal home for a range of buyers including first-time purchasers, downsizers or investors.

Upon entering the property, you are welcomed into a useful porch extension which immediately sets the tone for the home, offering a practical and inviting entrance space. This leads through to a cloakroom area, perfect for the storage of shoes and coats.

The heart of the property is the open plan living, dining and kitchen space. The living area is generously sized and benefits from multi-aspect windows which flood the room with natural light while also allowing flexibility for various furniture configurations. The modern kitchen provides excellent worktop space alongside ample cupboard storage and benefits from recently fitted appliances.

A hallway extends from the living area and leads to the contemporary bathroom, comprising a walk-in shower, W.C., wash hand basin and illuminated LED mirror, all finished in a modern style.

The property offers two double bedrooms, both benefitting from fitted wardrobes/storage solutions.

Externally, the property continues to impress with a driveway providing off-road parking for one vehicle, a single garage ideal for additional storage, a low-maintenance courtyard area and a side passageway. Presented well throughout and requiring minimal upkeep, this is an excellent turnkey property in a convenient location.

#### Lease Information:

We understand the property benefits from a 999-year lease commencing from 26th April 2012, with approximately 985 years remaining. We also understand there is a management/service charge, recently paid at £93.06 for the year. Please note this figure is not fixed and may vary.



# Changing Lifestyles

Situated on the edge of the popular North Cornwall town of Camelford, this property enjoys convenient access to a range of everyday amenities including shops, supermarkets, schools, cafés and leisure facilities.

The picturesque Treclago View area provides an attractive setting with easy access to nearby countryside walks and open green spaces.

Camelford is ideally positioned for exploring the North Cornish coast, with the renowned surfing beaches of Polzeath, Trebarwith Strand and Tintagel all within easy reach. The stunning landscapes of Bodmin Moor are also nearby, offering excellent opportunities for walking, cycling and outdoor pursuits.

The town benefits from good transport links to Wadebridge, Bodmin and the A30, making it a practical base for both commuting and enjoying Cornwall's many attractions.

If this is specifically for the property at Trenant Gardens, I can tailor it further to highlight the estate, nearby schools, supermarkets and estimated drive times to Wadebridge, Padstow and the coast.

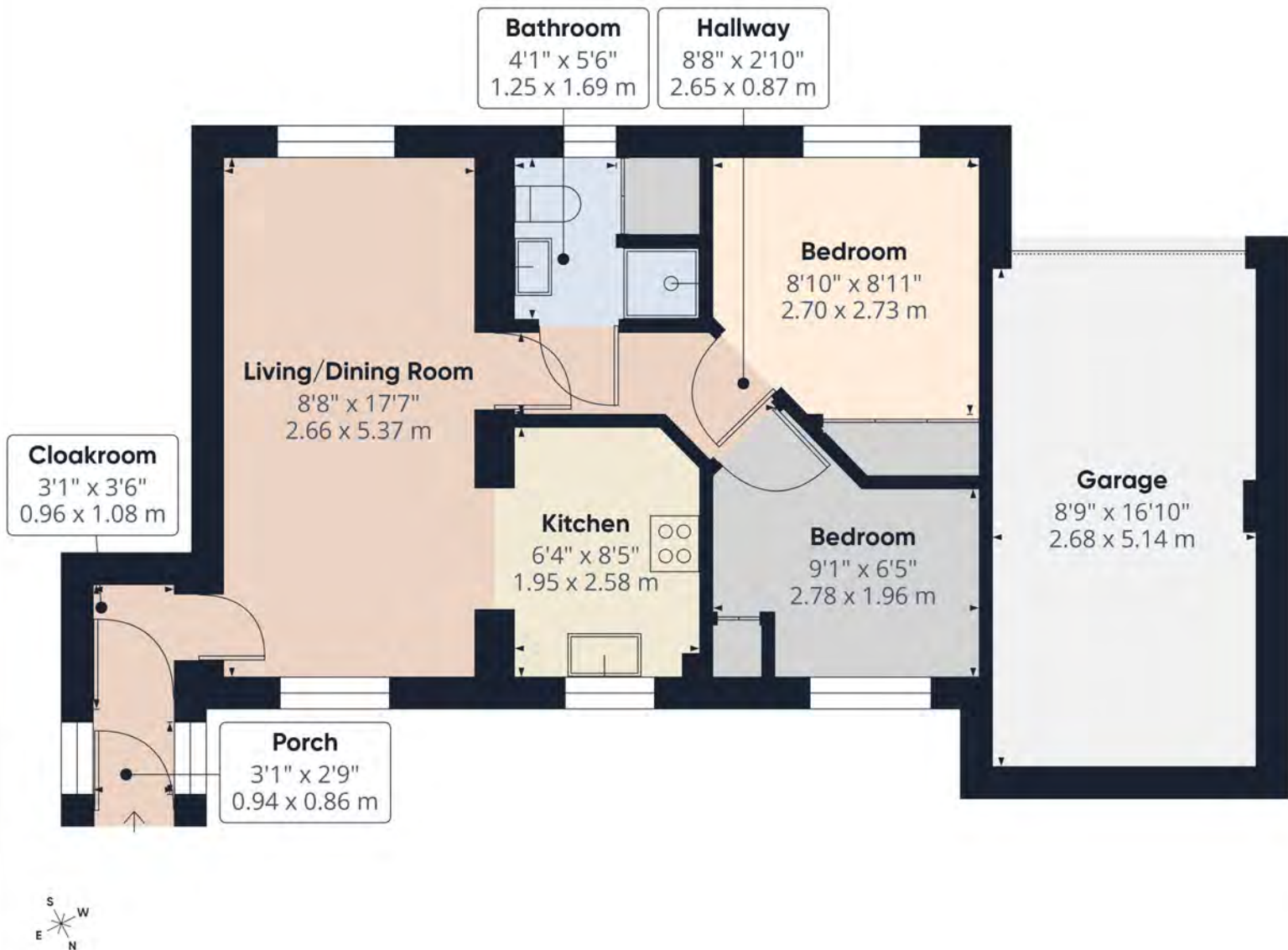


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



# Changing Lifestyles



## 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.**

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.