



Bond
Oxborough
Phillips

Changing Lifestyles

9 Valley Truckle

Camelford

PL32 9RU



BRITISH
PROPERTY
AWARDS

2023

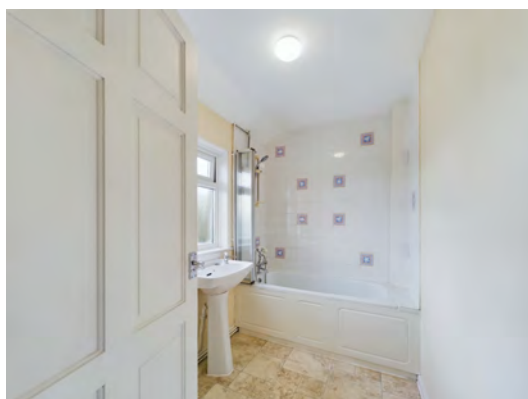


GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £285,000



Changing Lifestyles

01208 814055

9 Valley Truckle, Camelford



Nestled on the outskirts of Camelford and the gateway to Bodmin Moor, this property presents an exceptional opportunity for first-time buyers, growing families, and those seeking the delights of this charming town.

- Impressive Semi Detached Home
- Family Bathroom & Downstairs Bathroom
- Stunning Views of The Cornish Countryside
- Spacious Kitchen
- Practical Utility Room
- Private Rear Garden
- Off-Road Parking
- Full Downstairs Renovation
- EPC - TBC



Nestled on the outskirts of Camelford and the gateway to Bodmin Moor, this property presents an exceptional opportunity for first-time buyers, growing families, and those seeking the delights of this charming town. Offering direct access onto the picturesque Bodmin Moor, it promises not just a home, but a lifestyle.

Discover a canvas ready for your personal touch. Downstairs has recently been fully renovated and is waiting for your stamp to transform the space into your dream living environment. Traditional features, including fires throughout, add character and warmth to the property, inviting you to blend modern comforts with timeless charm.

With three well-proportioned bedrooms, this home offers ample living space, providing versatility to accommodate your family's needs or adapt as desired. Situated on a substantial plot, the property boasts uninterrupted views that stretch as far as the eye can see, offering a serene backdrop for everyday living. With plenty of outdoor space to explore, entertain, or simply relax, you'll relish the freedom and privacy afforded by this generous plot.

Forget the hassle of hunting for parking. With ample space for multiple vehicles, including off-road parking, convenience is at your doorstep, ensuring ease and accessibility for you and your guests.

Recently reseeded, the garden is poised to burst into life in the coming months, offering a vibrant oasis that evolves with the changing seasons. Imagine vibrant blooms, lush foliage, and tranquil retreats waiting to be discovered just beyond your doorstep.

Immerse yourself in the vibrant community of Camelford, where a wealth of amenities awaits. From quaint shops to local eateries, everything you need is within easy reach, enhancing your everyday convenience and enjoyment. Escape the hustle and bustle of town life and embrace the natural beauty of Bodmin Moor, right at your doorstep. Whether you're an outdoor enthusiast or simply seeking moments of tranquillity, this idyllic setting invites exploration and relaxation in equal measure.

With the added bonus of solar panels that are owned by the property and underfloor heating this property truly has it all and more.

Don't miss out on this exceptional opportunity to make your mark on a property with boundless potential. Contact us today to schedule your viewing and embark on the journey to calling this house your home.



Changing Lifestyles



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.