



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

55 Weeks Rise

Camelford

PL32 9UY



BRITISH  
PROPERTY  
AWARDS

2023

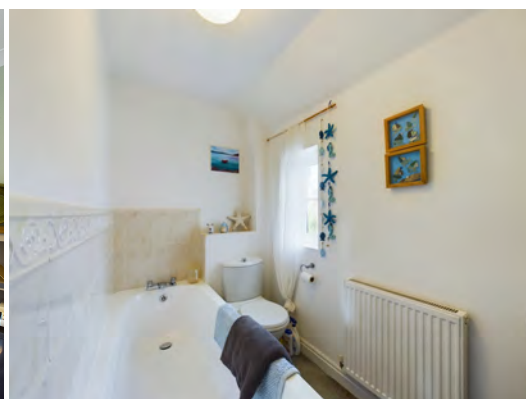


**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £250,000**



Changing Lifestyles

01208 814055



# 55 Weeks Rise, Camelford



Welcome to 55 Weeks Rise, a beautifully presented three-bedroom terraced property offering a perfect blend of style, comfort, and convenience.

- Impressive Terraced Home
- Three Bedrooms
- Family Bathroom
- Spacious Kitchen + Dining Room Extension
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- Close to Schools and Amenities
- EPC - TBC
- Council Banding- B



Welcome to 55 Weeks Rise, a beautifully presented three-bedroom terraced property offering a perfect blend of style, comfort, and convenience. With its modern finish throughout, this home is ready to move into, making it an excellent choice for first-time buyers, families, or anyone looking to settle in the charming town of Camelford.

The ground floor boasts a bright and spacious living room, perfect for relaxing or entertaining. The modern kitchen leads seamlessly into an impressive extension, creating a light-filled dining room with plenty of space for family meals or hosting guests. A convenient ground floor WC completes the downstairs layout.

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for growing families, a home office, or guest accommodation. The stylish family bathroom provides everything you need for comfort and practicality.

The property features a generously sized back garden, perfect for enjoying outdoor living, gardening, or a safe space for children to play. At the front, private parking ensures added convenience.

Situated in the heart of Camelford, this property benefits from the town's excellent local amenities, including schools, shops, and cafes. Surrounded by the stunning Cornish countryside, Camelford offers a relaxed lifestyle with easy access to the North Cornwall coast, nearby Bodmin Moor, and scenic walking and cycling routes.





# Changing Lifestyles

Camelford is a historic market town nestled on the edge of Bodmin Moor in North Cornwall, offering a blend of natural beauty, rich heritage, and community charm. Known for its picturesque surroundings, the town provides easy access to scenic walking trails, cycling routes, and the rugged landscapes of the moor. Camelford is also just a short drive from Cornwall's stunning North Coast, including the renowned beaches of Trebarwith Strand and the charming fishing village of Port Isaac. With its range of local amenities, schools, and independent shops, Camelford is a welcoming and convenient base for families, professionals, and retirees seeking to enjoy the best of Cornish living.



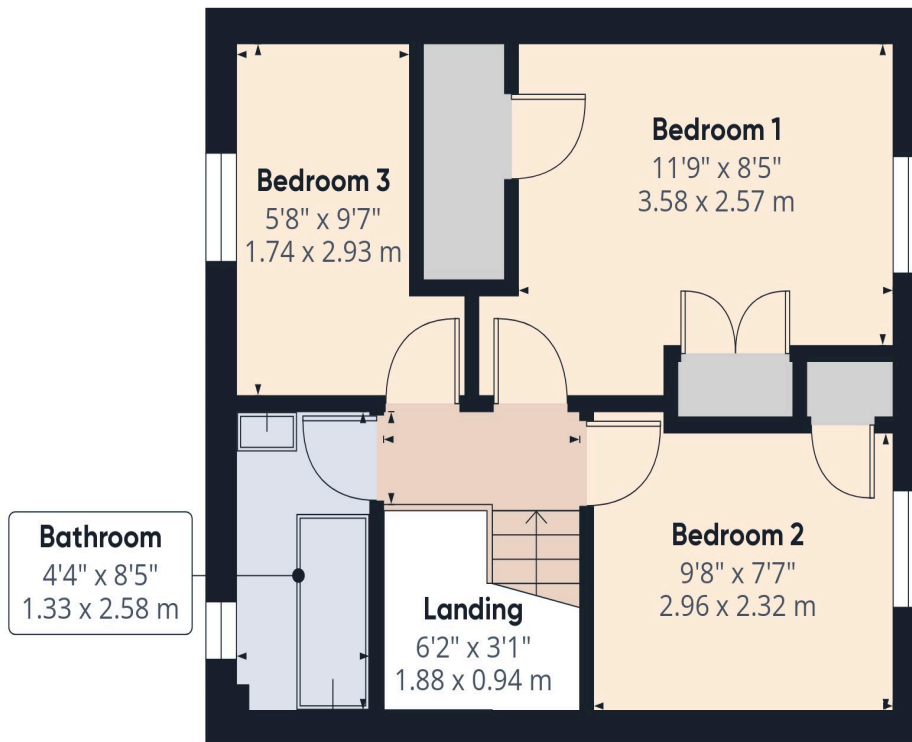
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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.