

**PARKWAY** estate agents

**To Let**

**01840 212121**  
www.parkwayestateagents.co.uk



4 Westwinds  
**CAMELFORD**  
PL32 9SN

**Monthly Rental Of £600**

- **LIGHT AND SPACIOUS**
- **GENEROUS GARDENS**
- **2 BEDS, 2 RECEPTIONS**
- **NEW CARPETS AND PAINTWORK**
- **CLOSE TO THE COAST**



A MID TERRACED COTTAGE WITH FRONT AND REAR GARDENS, 3 SHEDS, OFF ROAD PARKING AND VIEWS. A SPACIOUS PROPERTY WITH TWO RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM AND PORCH DOWNSTAIRS AND TWO DOUBLE BEDROOMS AND A BATHROOM UPSTAIRS. GREAT LOCATION ONLY 5 MINUTES FROM A VILLAGE SHOP/POST OFFICE AND PUB. 15 MINUTES TO THE COASTAL VILLAGE OF BOSCASTLE.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB  
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### Description

Situated in Otterham Station this terraced cottage is within 15 minutes drive of Crackington Haven and Boscastle, the A39 leads up and down the coast to Wadebridge and Bude for supermarkets and banks, while Bodmin Moor is on the doorstep, with great walks. The motorway network at Exeter is just over an hour away.

### Kitchen/Breakfast Room

17' 0" x 6' 0" (5.18m x 1.83m) Widens to 8'11". Slate floor, light wood effect wall and base units with roll edged work surfaces over, stainless steel sink and drainer, space for washing machine and fridge/freezer, space for upright cooker, tiled splash backs, radiator, upvc double glazed window and door to the rear, upvc double glazed window to the front overlooking the garden, door into front porch. Stairs to the first floor.

### Front Porch

Upvc double glazed front door and window to the side, inner door, slate floor.

### Dining Room

12' 5" x 9' 0" (3.78m x 2.74m) Parkray solid fuel stove with back boiler for heating via radiators and hot water. Tiled fireplace, stripped wooden floor, radiator, built in cupboard with fuse box and electric meter, door through to sitting room, upvc double glazed window to the front.

### Sitting Room

12' 6" x 11' 5" (3.81m x 3.48m) Open grate with tiled fireplace, radiator, wooden floor, upvc double glazed window to the front overlooking the garden.

### Stairs & Landing

Stairs rise from the kitchen to the landing, wood panel walls, part sloping ceiling, airing cupboard with hot water cylinder and timber slatted shelves, upvc double glazed window to the rear.

### Bathroom

Panel enclosed bath, pedestal wash hand basin, low level wc, tiled walls, radiator, wooden wall cabinet, loft hatch, upvc double glazed window to the rear.

### Bedroom One

9' 9" x 8' 9" (2.97m x 2.66m) Two built in cupboards, radiator, part sloping ceiling, upvc double glazed window to the front.

### Bedroom Two

12' 6" x 11' 6" (3.81m x 3.50m) Built in wardrobe, loft hatch, radiator, part sloping ceiling, upvc double glazed window to the front with views.

### Front garden

There is a small enclosed garden to the front with a gate giving access over the communal path to a much larger enclosed area of lawn with mature shrubs. The path leads along the terrace to the communal parking area.

### Rear Garden

An enclosed area of lawn across the path with two sheds and a further shed attached to the house.

### Services

Mains water, mains electric, mains drainage, solid fuel heating.  
Council Tax Band B.

Agents Note; No smokers, no pets.

### Directions

**From the town car park, turn left up the hill out of town on the A39, drive past the right hand turn to Launceston over the hill and down to Otterham Station. Between the right hand turn and Cornwall Farmers turn right into the communal car park and follow the path along the terrace to number 4.**

### Viewing

Please call us on 01840 212121 to make an appointment.

### Estate Agents

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### Disclaimers

#### The Property Misdemeanors Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



FLOORPLAN:

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ENERGY PERFORMANCE CERTIFICATE: