

**PARKWAY** estate agents

**for sale**

01840 212121  
www.parkwayestateagents.co.uk



Flat at 10  
CAMELFORD  
PL32 9PB

Monthly Rental Of £475

Leasehold

- TWO BEDROOM FLAT
- PRIVATE ENTRANCE
- CENTRAL LOCATION
- CLOSE TO AMENITIES
- ELECTRIC HEATING



A WELL PRESENTED TWO STOREY, TWO BEDROOM APARTMENT IN THE CENTRE OF CAMELFORD WITH PRIVATE ENTRANCE. IN GOOD ORDER WITH FITTED KITCHEN, BATHROOM, OPEN PLAN LIVING AREA AND TWO BEDROOMS. ELECTRIC HEATING AND SECONDARY DOUBLE GLAZING. CLOSE TO ALL THE AMENITIES AND 2 MINUTES WALK FROM THE FREE CAR PARK.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB  
Phone: 01840 212121 Email: info@parkwayestateagents.co.uk  
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### Description

The flat at 10 Market Place is right in the centre of Camelford next to all the amenities. Bodmin Moor is just a few minutes from the town with excellent walking and the beaches and fishing villages of the North Cornwall coast are only 5 miles away. The larger towns of Wadebridge, Bude and Bodmin are 20 minutes by car.

### Sitting Room

16' 6" x 11' 9" (5.03m x 3.58m) Upvc obscure double glazed front door opens into the sitting room, with vaulted ceiling, exposed roof timbers, stairs to the second floor, understairs storage cupboard, wall mounted electric heater, window to the rear.

### Bedroom One

12' 10" x 13' 7" (3.91m x 4.14m) High level shelf, inset spotlights, wall mounted electric heater, window to the front.

### Kitchen/Breakfast Room

12' 6" x 8' 11" (3.81m x 2.72m) Light wood effect base units with roll edged work surfaces over, tiled splashbacks, stainless steel sink and drainer, integral stainless steel electric hob with extractor and light above, integral oven and grill, under counter space for appliances, wall mounted electric heater and window to the front.

### Bathroom

7' 10" x 5' 11" (2.39m x 1.80m) White suite with low level wc, pedestal wash hand basin, panel enclosed bath with mixer shower over, extractor, wall mounted electric heater, window to the rear.

### Bedroom Two

20' 9" x 11' 9" (6.32m x 3.58m) Stairs rise up from the sitting room, vaulted ceiling with exposed roof timbers, 2 velux windows to the rear, access to eaves storage.

### Outside

The flat has its own private entrance accessed from Mill Lane with use of a shared courtyard area.

## Directions

**From the car park turn right and head down into the town just past the traffic lights on the right the flat is above the estate agency with access from the rear on Mill Lane.**

## Viewing

Please call us on 01840 212121 to make an appointment.

## Estate Agents

10 Market Place , Camelford PL32 9PB

Tel: 01840 212121

Email: [info@parkwayestateagents.co.uk](mailto:info@parkwayestateagents.co.uk)

Web: [www.parkwayestateagents.co.uk](http://www.parkwayestateagents.co.uk)

## Disclaimers

### The Property Misdescriptions 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.



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FLOORPLAN:

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ENERGY PERFORMANCE CERTIFICATE: