

PARKWAY estate agents

for sale

01840 212121
www.parkwayestateagents.co.uk



8 Roughtor Drive
CAMELFORD
PL32 9PW
£149,950

Freehold

- LEVEL PLOT
- DOUBLE GARAGE AND PARKING
- FRONT & REAR GARDENS
- TWO BEDROOMS
- NO CHAIN



A SEMI DETACHED TWO BEDROOM BUNGALOW IN THIS POPULAR CLOSE ON THE EDGE OF TOWN, DRIVEWAY PARKING AND DETACHED DOUBLE GARAGE, FRONT AND REAR GARDENS, OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING. SITTING ROOM WITH FIREPLACE, KITCHEN/DINER, IN NEED OF SOME REFURBISHMENT BUT OFFERING GREAT POTENTIAL, NO ONWARD CHAIN.



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

Set back from the road in a popular close on the edge of town, the schools, garage and shop are all within easy walking distance. The town centre is 5 minutes away and has good day to day facilities. Camelford lies close to the edge of Bodmin Moor which is an area of granite Tors, moorland and wooded valleys popular for hiking, dog walking and mountain biking. The North Cornish coast is 6 miles away with superb sandy beaches and cliff top walks. Boscastle and Tintagel are 15 minutes by car.

Hallway 16' 11" x 3' 10" (5.15m x 1.17m)

Obscure upvc double glazed front door, radiator, airing cupboard, coat cupboard, loft hatch, wall mounted fuse boxes, doors to all rooms.

Sitting Room 14' 1" x 10' 9" (4.29m x 3.27m)

Brick fireplace with slate hearth and wood burning stove, hatch through to the kitchen, radiator, upvc double glazed window to the front.

Kitchen/Diner 11' 8" x 11' 11" (3.55m x 3.63m)

Range of wood wall and base units with roll edged work surfaces over, tiled walls, stainless steel sink and drainer, space for upright cooker, under counter space for washing machine and dishwasher, space for tall fridge/freezer, radiator, space for table and chairs, upvc double glazed window to the rear, obscure upvc double glazed door to the side.

Bathroom

Low level wc, pedestal wash hand basin, corner shower cubicle with electric shower and tiled walls, heated towel rail, extractor, obscure upvc double glazed window to the rear.

Bedroom One 11' 0" x 5' 9" (3.35m x 1.75m)

Radiator, upvc double glazed window to the rear.

Bedroom Two 14' 11" x 9' 0" (4.54m x 2.74m)

Radiator, shelves, upvc double glazed window to the front.

Garage 19' 2" x 15' 2" (5.84m x 4.62m)

Detached block built double garage, up and over door, workbench and cupboards, power and light connected, upvc double glazed side door and window.

Front & Side Gardens

Driveway with parking for 4/5 cars leads to the garage, side porch and utility shed measuring 6' 4 x 5' 10 sloping roof, water heater and central heating boiler. Level lawned front garden with shrub borders and low level brick walls, pathway to the front door.

Rear Gardens

Well enclosed, low maintenance with gravel and paved paths, outside lights, oil tank, greenhouse, Summerhouse, raised vegetable bed. Gated access from the driveway.

Services

Mains water, mains drainage, mains electric, oil for the heating, council tax band tbc.

Directions

From the town car park turn right go through the town, up the hill and turn right opposite the Co-Op into Clease Rd, follow this to the end and turn left onto Sportsmans, take the second left into Longfield Rd carry straight on into Roughtor Dr and the bungalow will be found on the right hand side halfway down.

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.

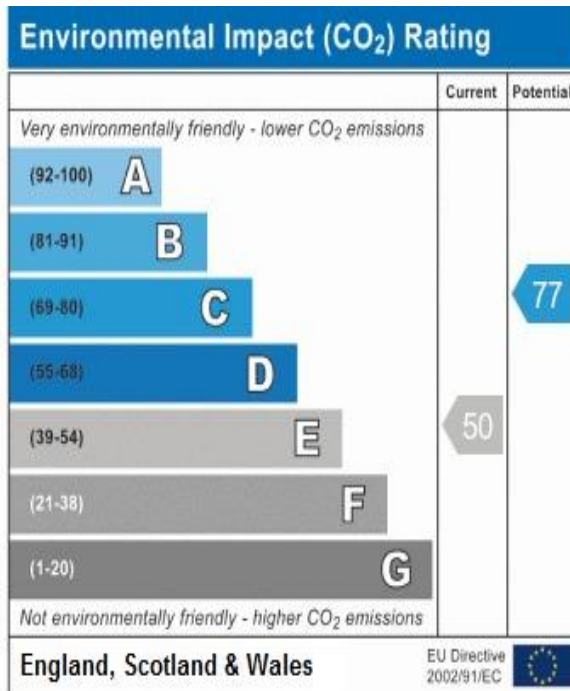
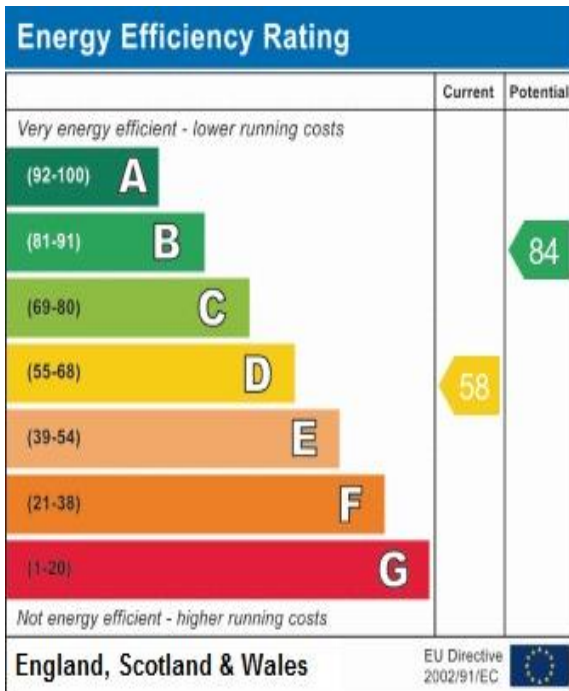


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FLOORPLAN:



ENERGY PERFORMANCE CERTIFICATE:



Address:
8 Roughtor Drive Camelford Cornwall PL32 9PW

Reference:
CPC00763