

PARKWAY estate agents

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To Let

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www.parkwayestateagents.co.uk



Flat 4, The Barn
CAMELFORD
PL32 9TP

Monthly Rental Of £550

- **NEWLY CONVERTED**
- **FIRST FLOOR FLAT**
- **TWO BEDROOMS**
- **ALLOCATED OFF ROAD PARKING**
- **VIEWS TOWARDS THE**



A newly converted first floor apartment in a character stone barn with the added benefit of allocated parking. The apartment has a crisp modern appearance combined with character features and is neutrally decorated throughout offering light, airy and spacious accommodation. The apartment is located in an elevated position on the edge of Camelford town thereby offering good access to the High Street and its amenities.



Parkway Estate Agents, 6 Market Place, Camelford, Cornwall PL32 9PB
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Description

Trefrew Road is a popular residential area on the edge of Camelford town only a few minutes walk from both the High Street and its amenities and also open countryside. The renowned North Cornwall coast is only a 15 minute drive away providing good access to the popular coastal villages of Tintagel and Boscastle.

Entrance

Entrance to the property is gained by a communal door that leads into a communal hall and stairs that lead to Flat 4 on the right hand side.

Front door into :-

Inner Hallway

Doors to all rooms. UPVC double glazed obscure window to rear. Exposed roof timbers. Intercom system

Sitting Room 17' 3" x 9' 1" (5.25m x 2.77m)

UPVC double glazed sash windows to the side with views over Camelford and the park. Victorian style ornamental fireplace. TV aerial point. Exposed roof timbers.

Bedroom 1 10' 4" x 8' 4" (3.15m x 2.54m)

UPVC double glazed sash windows to the front. Built in wardrobe. Loft hatch. Exposed roof timbers.

Kitchen 14' 0" x 8' 3" (4.26m x 2.51m)

White wall and base units with white roll edged work surfaces over. Stainless steel 1.5 bowl sink and drainer. Integral electric oven, integral electric hob with extractor and light above. French doors to Juliet balcony. Exposed roof timbers.

Bathroom 7' 10" x 4' 11" (2.39m x 1.50m)

Dual flush low level wc, Vanity unit with washbasin and cupboard over. Panel enclosed bath with mixer shower over and glass shower screen. Shaver point

Door to Airing cupboard from inner hallway.

Bedroom 2 12' 1" x 8' 11" (3.68m x 2.72m)

Built in wardrobes. Exposed roof timbers. UPVC double glazed sash window to the front.

Council Tax Band A

Services

Mains water, mains electricity, mains drainage. Electric heaters

Lettings

Rent: £550 per calendar month

Deposit: £550

Unfurnished

No smokers

No sharers

Pets considered

Directions

Proceed out of Camelford on the A39 towards Bude passing the free car park on your left hand side. Take the first left hand turn into Trefrew Road just before the Countryman Hotel travelling a short distance up the hill. The Barn can be found on your left hand side.

Viewing

Please call us on 01840 212121 to make an appointment.

Estate Agents

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Disclaimers

The Property Misdemeanors Act 1991

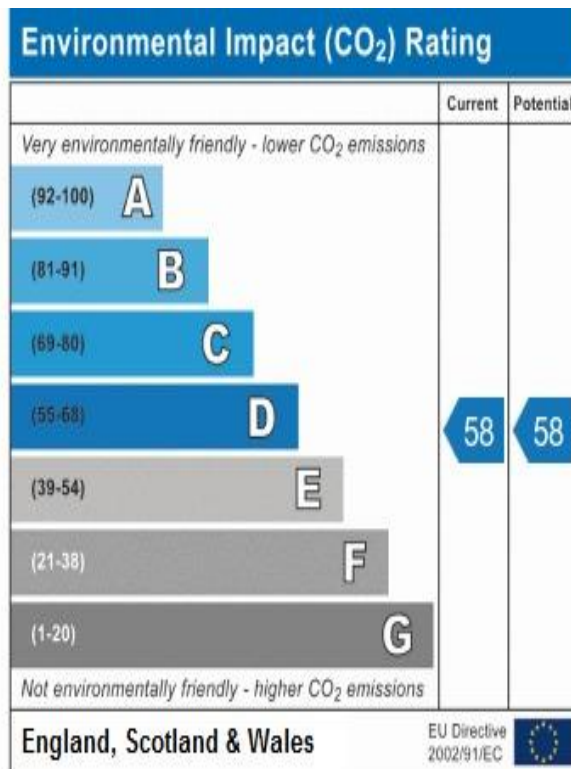
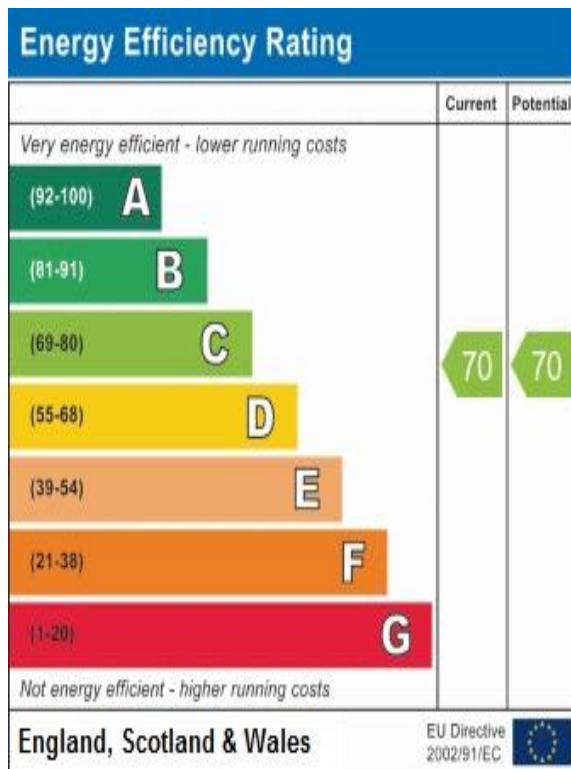
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FLOORPLAN:

ENERGY PERFORMANCE CERTIFICATE:



Address:

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