

**PARKWAY** estate agents

**To Let**

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www.parkwayestateagents.co.uk



1 Oakwood Rise  
**CAMELFORD**  
PL32 9ND

**Monthly Rental Of £700**

- **POPULAR RESIDENTIAL AREA**
- **CLOSE TO TOWN CENTRE**
- **3 BEDROOMS**
- **GARDEN**
- **GARAGE**



A WELL PRESENTED SEMI-DETACHED HOUSE SITUATED IN A POPULAR RESIDENTIAL AREA AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE. IT IS AVAILABLE UNFURNISHED AND HAS A LOUNGE, KITCHEN/DINER, CLOAKROOM, 3 BEDROOMS WITH MAIN BEDROOM ENSUITE, BATHROOM GOOD SIZE REAR GARDEN, DETACHED GARAGE AND PARKING FOR 1 CAR



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## Description

Oakwood Rise is situated on the edge of Camelford town and is within easy walking distance of its amenities., which include shops, pubs, butchers, post office and doctors surgery, Bodmin Moor is 2 miles out of town with great walking and amazing landscapes. The North Cornish Coast is 6 miles away with the nearest beach at Trebarwith Strand.

## Entrance Hallway

Upvc double glazed front door, staircase to the first floor with storage cupboard under. Central heating thermostat.

## Cloakroom

Close coupled WC, corner wash hand basin, ceiling with two recessed spotlights, extractor fan.

## Lounge

13' 6" x 10' 4" (4.11m x 3.15m) Upvc double glazed window to front, radiator. TV socket.

## Kitchen/Diner

**Kitchen Area** 11' 10" x 8' 11" (3.60m x 2.72m) Oak fronted kitchen units, laminate worktop with an inset one and a half bowl sink, base units with cupboards and drawers, electric hob with extractor unit over. Double electric oven, space for under counter fridge, washing machine and dishwasher. Upvc double glazed window, tiled splashback, laminate flooring. Oil fired central heating boiler.

## Dining Area

8' 11" x 8' 11" (2.72m x 2.72m) Radiator, tilt and turn upvc patio door with sidelight leading to the rear garden, laminate flooring.

## Stairs to Landing

Built-in airing cupboard with shelving and radiator, access to an insulated loft.

## Bathroom

Panelled bath with mixer shower and electric shower unit above with a side screen. Tiling behind bath and half tiled walls, close coupled WC pedestal wash hand basin, radiator, upvc obscure double glazed window to rear, spotlights recessed in the ceiling, extractor fan, mirror and shaver light over.

## Bedroom 1

11' 6" x 10' 4" (3.50m x 3.15m) Upvc double glazed window to rear, radiator, built in single wardrobe with hanging rail and shelf, telephone and TV point. Ensuite shower room, close coupled WC, pedestal wash hand basin, mirror and shaver light, radiator, spotlights recessed in the ceiling, extractor fan, half tiled walls, upvc obscure double glazed window to rear.

## Bedroom 2

11' 6" x 8' 11" (3.50m x 2.72m) Double fronted built in wardrobes with hanging rail and shelf. Upvc double glazed window to front, radiator, telephone and TV point.

## Bedroom 3

11' 0" x 5' 11" (3.35m x 1.80m) Upvc double glazed window to front, radiator, telephone and TV point. Storage cupboard over stairs.

### Rear Garden

A split level garden mainly laid to lawn with patio seating area, easy rise timber decking steps leading to the patio doors and dining room. Timber garden gate leading to shared driveway and garages. Detached garage with up and over door, power and lighting.

### Services

Oil fired central heating  
Mains Water, Electric and Drainage  
Council Tax Band - B

### Directions

Proceed out of the town carpark left, up the hill towards Bude, take the second turning left into Oakwood Rise and you will find the property up on the 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

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:

ENERGY PERFORMANCE CERTIFICATE:

