

44 Mount Camel





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Camelford, Cornwall, PL33 9UW

£69,000 Leasehold



-)] **Two bedroom Ground floor flat**
-)] **Walking distance to the centre of Camelford**
-)] **Double Glazing throughout**
-)] **Excellent rental potential**
-)] **Mortgage advice available on request**
-)] **NO ONWARD CHAIN**

THE PROPERTY

Of block construction under a tiled roof. The external elevations are rendered and colour washed. Accommodation in brief:- **SITTING/DINING ROOM, KITCHEN, 2 BEDROOMS, AND BATHROOM.**

SITUATION

The property is situated within the historic market town of Camelford which lies along the wooded banks of the River Camel and is ideally situated for exploring the wild and romantic Bodmin Moor and North Cornwall's coastline, famous for its spectacular cliff scenery, wide sandy beaches and pretty fishing villages. Camelford offers a comprehensive range of professional, educational, recreational and shopping facilities including: Post Office, Garages County Library, County Primary and Secondary Schools, Medical Centre, Leisure Centre (with indoor heated swimming pool), The North Cornwall Museum and Bowood Park 18-hole (championship length) Golf Course. The towns of Bodmin, Wadebridge and Launceston are within easy driving distance and the cities of Truro, Plymouth and Exeter are approximately one hour away by car.

ACCOMMODATION ALL MEASUREMENTS ARE APPROXIMATE

ENTRANCE LOBBY

Double glazed doors lead into the communal entrance to the block. Steps lead down to the front door.

ENTRANCE

Door to front. Fitted carpet. Telephone point. Electric meter box.

HALL

Two large built in storage cupboards.

SITTING/DINING ROOM 4.87m x 3.98m (16' x 13' 1").

Glazed door and window to rear. TV aerial point. Telephone point.

KITCHEN 3.40m x 2.56m (11' 2" x 8' 5").

Window to rear. Range of wall and base units with laminate work surfaces incorporating a single bowl stainless steel sink Electric cooker point. Plumbing for automatic washing machine. Large built in cupboard with Creda Comfort Air electric central heating unit. Airing cupboard housing hot water cylinder. Space for fridge freezer. Tiled splash backs. Extractor fan. Strip lighting.

BEDROOM ONE 3.58m x 3.30m (11' 9" x 10' 10").

Window to front. Electric heater.

BEDROOM TWO 3.50m x 3.30m (11' 6" x 10' 10").

Window to front. Electric heater.

BATHROOM 2.51m x 2.03m (8' 3" x 6' 8").

Suite comprises:- panelled bath with electric shower over, pedestal wash hand and WC. Tiled splash backs. Central heating radiator. Extractor fan. Electric wall mounted fan heater.

OUTSIDE

To the rear of the property there is disabled ramp access into the property. There is a communal parking area to the rear of the block and to the front there is an enclosed area with washing line.

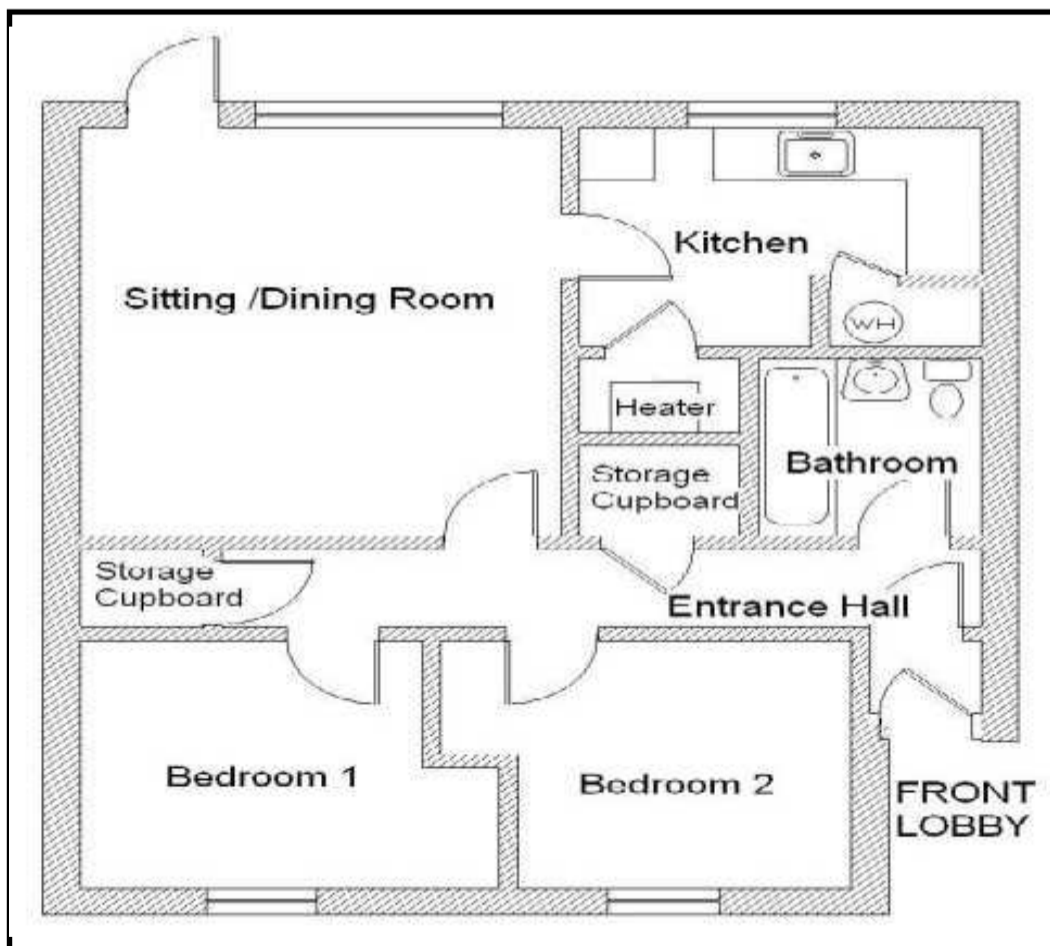
SERVICES

Mains water, Electricity and drainage.

COUNCIL TAX

Band A

LEASE 125 YEARS FROM 2002.



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