



**66 Treclago View
Camelford, PL32 9AE**

Two bedroom end of terrace home with garage, parking, and garden.
Sought after area near to all amenities.



Two bedroom end of terrace house

Designated parking next to house

Garage

Rear Garden

£185,000

66 Treclago View

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£185,000

Description

Two bedroom, end of terrace home located in the popular development of Treclago View in Camelford. Treclago is located within walking distance to all amenities including schools, sports centre, doctors surgery, shops, pubs, and petrol station. This property has parking right next to the house and a garage.

Lounge 14' 1" x 9' 3" (4.30m x 2.81m)

Large window to the front aspect. Doors leading to the front hall and to the kitchen. Electric wall heaters.

Kitchen 12' 8" x 10' 0" (3.85m x 3.06m)

Good size kitchen for the size of property and well equipped. Wall and base units with roll top work surfaces. Built-in electric oven with 4 ring hob above and extractor hood over. Stainless steel, one and a half bowl sink with mixer tap. Large under stairs cupboard. Room for washing machine and fridge freezer. Wall heater. Window looks out onto the rear garden and glazed door gives access to the rear garden. The kitchen is big enough to accommodate a small breakfast table.

Front Hall

Small space with door to the lounge, composite security front door, stairs to the upper floor. Consumer unit to the upper wall.

Bedroom 1 9' 2" x 12' 7" (2.8m x 3.84m)

Good size room. Window looking out over the rear garden. Wall heater

Master bedroom 12' 1" x 12' 7" (3.69m x 3.83m)

Window to the front aspect. Above stairs storage cupboard. Wall heater.

Family Bathroom 6' 2" x 6' 2" (1.87m x 1.88m)

Panelled bath with mixer shower over. Pedestal wash hand basin, low level WC. Extractor fan.

Outside

To the rear is a garden which is bordered by high fencing and high gate giving access to the designated parking. The garden is laid to lawn and is an unusual shape as it tapers to a point at the far end. The garage is located under an adjacent couch house and is a standard single garage with a metal up and over door.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

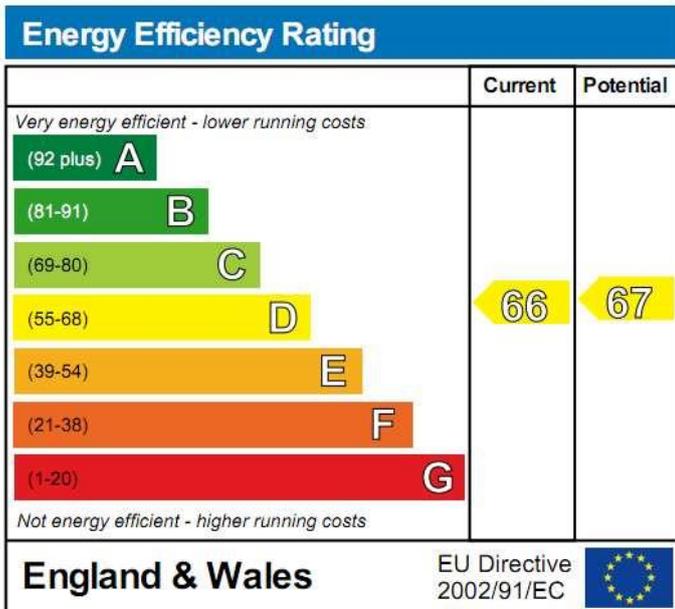
Energy Performance Certificate



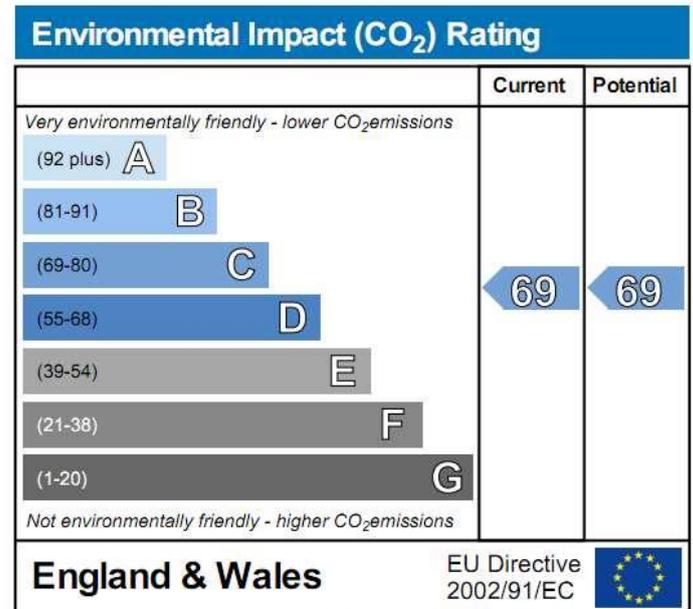
66, Treclago View
CAMELFORD
PL32 9AE

Dwelling type: End-terrace house
Date of assessment: 25 September 2011
Date of certificate: 25 September 2011
Reference number: 8205-6459-2039-8826-0193
Type of assessment: SAP, new dwelling
Total floor area: 57.94 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	235 kWh/m ² per year	231 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year
Lighting	£56 per year	£36 per year
Heating	£315 per year	£325 per year
Hot water	£210 per year	£210 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk