



## Hillside House Chapel Street Camelford, PL32 9UP

A large three bedroom house within walking distance of all amenities. In need of cosmetic restoration, this is an ideal opportunity to buy a home and add value.



**Three bedroom detached property**

**Garage and parking**

**Near to all amenities**

**Perfect family home**

**£315,000**

# Hillside House Chapel Street Camelford, PL32 9UP

£315,000

## Description

Located at the top of Chapel Street in Camelford we have this large three bedroom family home with garage, parking, and garden. In need of cosmetic restoration. Near to all amenities.

### Kitchen 14' 3" x 10' 4" (4.34m x 3.15m)

Large spacious kitchen in need of renewal. Windows to the rear and side aspect looking out to the parking area. Plenty of room for fridge freezer, washing machine, dryer, etc. Existing 4 ring hob with eye level oven. One and a half bowl stainless steel sink with mixer tap. Doors to dining room and hallway. Glazed Upvc door to the rear giving access to the parking area.

### Dining Room 8' 4" x 12' 3" (2.53m x 3.73m)

Large window to the rear aspect. Modern storage radiator. Folding door to the kitchen.

### Hallway

Turning staircase to the upper floor. Doors to the kitchen, WC, Lounge. Modern storage heater. Wooden front door.

### Downstairs WC 3' 10" x 5' 6" (1.18m x 1.68m)

Good size with a corner wash hand basin, low level WC. Window to the front aspect.

### Lounge 12' 11" x 14' 8" (3.93m x 4.47m)

A nice large lounge which is open to the conservatory. Modern storage radiator. Stone built fireplace with small multifuel burner fitted.

### Conservatory 10' 2" x 12' 1" (3.11m x 3.69m)

Open to the lounge. Poly carbonate roof with full height glass to three sides. Sliding doors to the front giving access to the garden. Tiled flooring.

### Top Hallway

Doors to all bedrooms and bathroom. Loft hatch. Large window to the side wall, half way up the turning staircase.

### Bedroom 1 11' 11" x 12' 10" (3.62m x 3.92m)

Window to the front aspect overlooking the garden. Wall heater. Built-in wardrobes.

### Bedroom 2 12' 11" x 9' 7" (3.93m x 2.93m)

Wall heater. Window to the side aspect.

### Bedroom 3 9' 5" x 8' 5" (2.87m x 2.57m)

'L' shaped single bedroom with wall heater and a window to the side aspect.

### Shower room 9' 5" x 5' 6" (2.86m x 1.68m)

Large double shower with glass screen. Pedestal wash hand basin. Low level WC. Opaque window to the front aspect.

### Outside

Wooden hand gate from Chapel Street and up concrete steps. Path continues to the side of the house to the rear and parking. To the left is a lawned area with planting beds. Hedge boundary. To the left, attached to the property is the garage (5.51m x 2.81m) and workshop (1.76m x 2.81m). The garage has a metal up-and-over door to the front.

### Agents Notes

As said.. The property is in need of cosmetic repair so viewing is essential. The property itself is a very good size and will suit families, especially young families as the primary school is a very short walk from the front door. All in all an excellent property with lots of potential and well worth a viewing.

GROUND FLOOR  
599 sq ft. (55.3 sq.m.) approx.

1ST FLOOR  
507 sq ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1,405 sq ft. (130.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. This survey, report and specifications have not been tested and no guarantee is to their suitability or efficacy, other than given.  
Made with AutoCAD 2002

## 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.

