


Price £115,000

This is a fantastic one bed flat situated in Bush House (Grade 2 listed) in the centre of Camelford. Situated on the top floor and to the rear of bush house, flat 7 is quiet with lovely views across countryside. Near to all amenities including a primary and secondary school.

- Large one bedroom flat in pristine condition
- Lovely views of countryside from all windows
- Private allocated parking
- CHAIN FREE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SITUATION

Camelford is an attractive and ancient town which straddles the A39, the Atlantic Highway trunk road, between Bude and Wadebridge and which is situated on the River Camel. It has some 2000 inhabitants and lies on the edge of Bodmin Moor. It is about six miles inland from the spectacular North Cornwall coastline, with the delightful villages of Boscastle and Tintagel, and the beautiful beaches of Bossiney and Trebarwith Strand.

A little further afield we find the quaint fishing village of Port Isaac, to the north the coastal resort town of Bude and, to the east, historic Launceston.

To the south-east lies Bodmin, formerly the county town, to the south, Wadebridge, which like Camelford, is on the River Camel, now nearing its beautiful estuary. The scenic expanse of Bodmin Moor spreads away to the east and north of the town. On the Moor fascinating villages such as St Breward and Blisland beckon the traveller.

Description

This is a fantastic one bed flat situated in Bush House (Grade 2 listed) in the centre of Camelford. The flat is decorated in a neutral, pale colour scheme. The property is very spacious throughout. The communal stairwell is bright and clean, and has a secure entry system. Beautiful scenic views overlooking the River Camel to the rear. This flat would be ideal for the first time buyer as well as investors looking to acquire a trouble free Buy to Let property.

Communal hallway

This area is clean, bright, and well cared for due to the internal maintenance arrangements. The carpeting is in good condition and cleaned on a regular basis. A pleasant hallway and staircase all round! Wooden door with dead bolt security lock leads into:-

Inner Entrance Hall

Doors give access to Bedroom, Lounge, and bathroom.



Lounge

22'8" (6.91m) x 19'4" (5.89m) Two large multi pane sash windows look out onto beautiful open countryside. A large L` shaped room with a large archway giving access to the kitchen area. Two economy 7 radiators, arched bookcases, wooden fire surround with electric fire fitted. Wall and central lighting.

Kitchen

5'10" (1.78m) x 11'1" (3.38m) Accessed via an archway from the Lounge. Various wall and base units with roll top work surfaces.

Glass fronted display cabinets to one wall. Four ring hob with electric oven under and extractor over. Single bowl stainless steel sink with drainer and mixer tap. Room for fridge and plumbed for washing machine. Tiled splash back to all walls.

Bedroom

9'9" (2.97m) x 10'9" (3.28m) Large double bedroom with large multi pane sash window with views over countryside. Wall and central lighting. Economy 7 Radiator.

Bathroom

Very well appointed bathroom with modern white suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over. Fully tiled walls and floor. Clean and crisp and includes an engraved bathroom mirror and extractor fan.

Outside

To the side of Bush House is a designated parking space and to the rear there is further parking for the other flats and guests.

Agents Notes

This property is exceptional value. The flat has a 900 year lease and ground rent is £75.00 per month. Exceptionally well maintained at an exceptionally low price. An ideal starter home for anyone or an ideal investor property with approximate rental of £600pm. (7% yield) Viewing is absolutely essential to appreciate what is on offer.

