



## 6 Mount Camel Camelford, PL32 9UW

A remarkably large semi-detached house for the money.. In need of slight refurbishment. With 3 bedrooms, dining room, lounge, kitchen, utility, driveway, and front & rear gardens. Within walking distance of all amenities including shops, schools, sports centre, health centre, petrol station, and park. Would very much suit a first time buyer or family in need of more space.



**Three good sized bedrooms**

**Driveway**

**Utility room and dining room**

**Large rear garden**

**No Chain and priced to sell quickly**

**{£190,000}**

# 6 Mount Camel

## Camelford, PL32 9UW

{£190,000}

### Description

A large 3 bedroom semi-detached, ex council property near the heart of Camelford. This property has its own driveway, gardens back and front, 3 good sized bedrooms, large lounge, kitchen, dining room, utility room, bathroom, boiler room / WC. The property is in need of light refurbishment but would make an excellent family home when completed. At this price it will not be on the market very long.

The driveway is to the side of the house and also has room for a storage shed. There is a path from the street leading to:

### Storm Porch

A small space with doors to the outside and to the inner hallway. A useful space for coats and shoes.

### Entrance Hallway

As you enter from the storm porch, the stairs to the upper floor are immediately in front with doors to the dining room and lounge to either side.

### Lounge 16' 11" x 11' 11" (5.16m x 3.62m)

Window to the front and patio doors to the rear. Internal doors to the kitchen and hallway. Central Heating radiator.

### Kitchen 13' 7" x 6' 10" (4.15m x 2.09m)

Various modern wall and base units with roll top work surfaces. Stainless steel sink with mixer tap. Built-in pantry cupboard. Door to dining room and further door to the utility area which includes a door to the rear garden. The floor is tiled.

### Dining room 9' 10" x 9' 10" (3.00m x 3.00m)

A good sized room with a window to the front aspect. Doors to the kitchen and hallway. Central heating radiator.

### Utility room / side storage 10' 3" x 7' 7" (3.12m x 2.30m)

Comprising of three spaces. The main utility area takes up most of the space and has a window to the front aspect. A great space for all the noisy household utilities. The second space has a low level WC, and the third space houses the central heating oil fired boiler.

### Bedroom 1 11' 5" x 12' 0" (3.47m x 3.66m)

Window to the rear aspect overlooking the garden. Central heating radiator.

### Bedroom 2 10' 4" x 9' 5" (3.15m x 2.88m)

Window to the front aspect overlooking the street. Built-in storage. Central heating radiator.

### Bedroom 3 7' 5" x 7' 4" (2.26m x 2.24m)

Smallest of the rooms with window to the rear aspect overlooking the garden. Central heating radiator.

### Top hallway

Doors to bedrooms and bathroom. Hot water cylinder cupboard. Loft hatch.

### Bathroom

Window to the rear aspect. Shower cubicle with electric shower fitted. Low level WC, pedestal wash hand basin. Central heating radiator.

### Outside

The front garden is pebbled with with a slabbed path around one side of the house. The front garden is bordered by a low concrete wall. The rear is an excellent size, mainly laid to lawn with shrubs, bushes, and fencing to the border. The oil tank is to one side as is a small shed.

### Agents notes

This would make an ideal family house or an investment property for the rental market. Although in need of cosmetic refurbishment, the property represents excellent value for money, especially in the first time buyer market.. Contact us soon for viewing as it wont be online for long.



## 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.

