



Green Meadows  
Camelford | Cornwall



Town • Country • Coast



Adjoining open countryside is this modern detached bungalow offering 3 bedroom's, 2 bathrooms and built by a reputable local builder. The property is very well presented and has strong "eco credentials " such as solar panels and an air source heat pump.

You enter the home into a hallway with access to all the accommodation. Double doors open into a built in linen cupboard. A door open's into the triple aspect open plan sitting/dining/kitchen. The sitting area is in front of large sliding patio doors with a view over the front garden. The dining area has a pleasant side and rear aspect view over the adjoining fields and rear garden. The kitchen area has a range of modern and contemporary eye and base level units with quartz worktops and integrated appliances. There is a separate utility room with a door out to the rear garden.

There are 3 bedrooms in total. The master bedroom is front aspect with an en suite wet room. There is plenty of room for freestanding furniture. Bedroom 2 overlooks the rear garden and is a good size double used as a guest room. Finally, bedroom 3 is a good single bedroom. All the bedrooms share a well equipped family bathroom with a double shower enclosure and a separate full length bath. The whole of the ground floor has underfloor heating.

The property adjoins open countryside to one side offering a private outlook. In front of the property is a brick paved pathway leading to the front door. Adjoining the path is a well stocked flower bed. A gravel path with a feature dry stone wall leads into the level rear garden with an area of artificial grass. The rear garden is private and is a pleasant place to sit out in and enjoy the sun. To the far side of the property is an area for a garden shed. In front of the home are 2 off road parking space's allocated to the property.



### Situation

Camelford offers a range of amenities for example petrol station/shop, Public House, school, a sports centre and a golf course. This provides great access North to the towns of Bude, Bideford and Barnstaple and South to Camelford, Wadebridge and further on down into Cornwall.

Further 15 miles distant is the ancient capital town of Cornwall, Launceston where you will find a good range of shopping, business and leisure amenities, primary and secondary schooling and access onto the A30 dual carriageway which in turn links with M5 motorway at Exeter. The coastal resort town of Bude is about 13 miles whilst the rugged North Cornish coastline is approximately 3 1/2 miles with the coastal footpaths providing scenic walks.

### Directions

The postcode for the property is PL32 9UD. What Three Words 'highly.gazes.insert' will take you directly to the property. From Camelford town centre turn right into Mill Lane. Follow this road up the hill and turn left into Greenhills. After a short distance turn right into Green Meadows. Proceed into the development and turn right into a private road where the property will be seen ahead on your right hand side.

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**Open Plan Kitchen/Living Room/  
Dining Room**  
29'6" x 18'8" (9.00m x 5.70m )

**Bedroom 1**  
13'9" x 11'5" (4.20m x 3.50m)

**En-suite**  
10'2" x 4'11" (3.1m x 1.50m)

**Bedroom 2**  
13'9" x 10'2" (4.2m x 3.1m)

**Bedroom 3**  
10'2" x 7'10" (3.1m x 2.4m)

**Bathroom**  
10'2" x 6'6" (3.1m x 2.0m)

**Services**  
Mains Electric, Water and Drainage.  
Air Source Heat Pump  
Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>99</b>	<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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