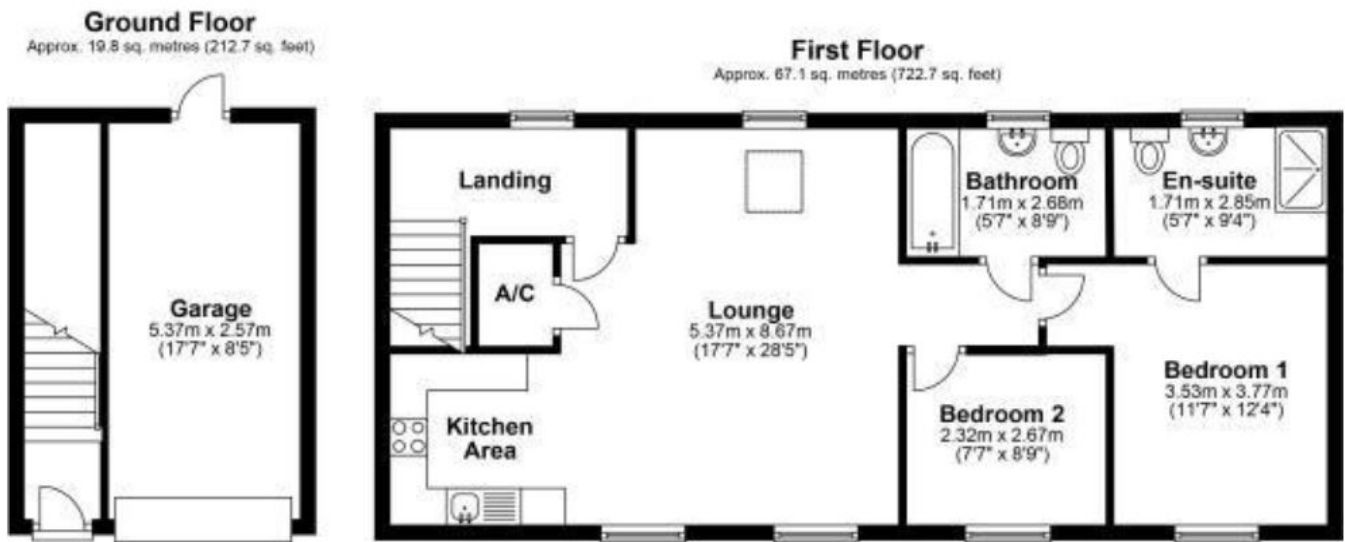




Total area: approx. 86.9 sq. metres (935.4 sq. feet)
124 Treclago View

- Spacious coach house flat
- Master bedroom en suite
- Open plan living
- Two garages
- Garden to the rear
- Near to all amenities
- Short drive to many holiday hotspots

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Price £180,000

A surprisingly large coach house flat near the centre of Camelford comprising an open plan lounge/kitchen/diner, two bedrooms with master en suite, bathroom, two garages, and a well laid out garden. Near to all amenities including schools, shops, and sports centre.



Description

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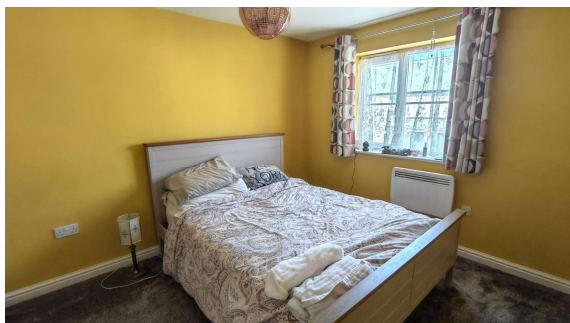
Lounge/Kitchen/Diner

21'5" (6.53m) x 17'7" (5.36m) From the high security, composite front door, enter into a small hallway with a door to the garage on the right and a turning staircase to the main property. There is a window to the rear and an entrance door to the Lounge/kitchen/diner. Large, bright, open plan design with 2 windows to the front aspect and 1 window and a Velux window to the rear. Open corridor leads through to bedrooms and bathroom. Storage cupboard. Open to good sized kitchen. Two wall heaters.



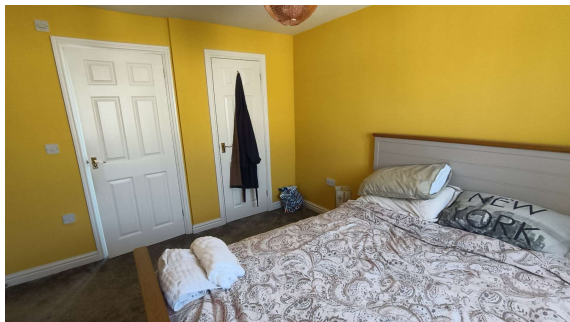
Kitchen

Modern wall and base units with contrasting dark work tops. Electric oven and grill with 4 ring hob above and stainless steel extractor fan. Plenty of room for a fridge freezer and washing machine. Inset one and a half bowl stainless steel sink with mixer tap.



Master Bedroom

9'6" (2.9m) x 11'8" (3.56m) Light and bright double bedroom with a window to the front aspect. Built in wardrobe. Door to en suite.



En Suite

5'7" (1.7m) x 8'9" (2.67m) Surprisingly large en suite with an opaque window to the rear aspect. Double shower with bi-fold glass doors, pedestal wash hand basin, low level WC, and a wall mounted heater.

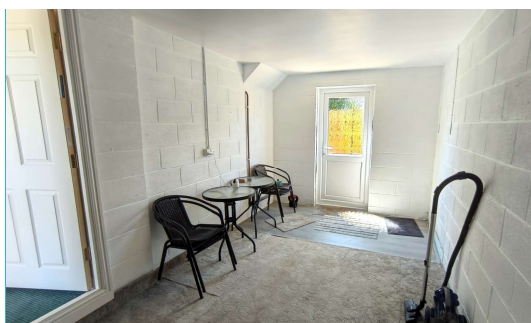


Bedroom 2

8'3" (2.51m) x 8'9" (2.67m) Good sized bedroom with a window to the front aspect. Wall mounted heater.

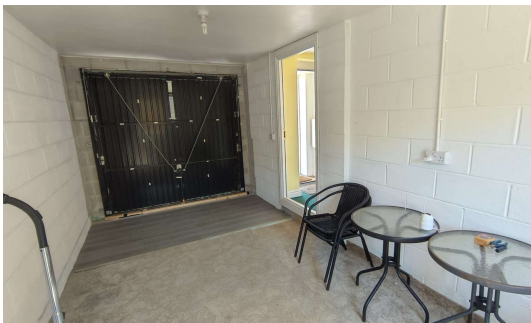
Bathroom

8'9" (2.67m) x 5'7" (1.7m) Opaque window to the rear aspect. Panelled bath with mixer shower head, pedestal wash hand basin, low level WC, and wall mounted heater



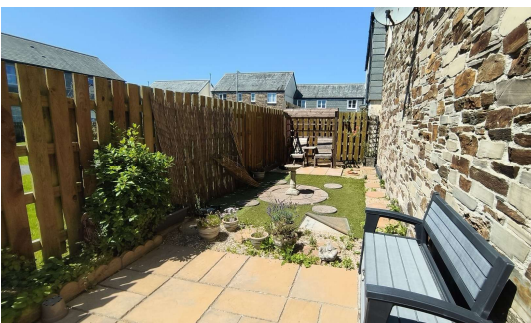
Garage 1 and 2

17'10" (5.44m) x 8'5" (2.57m) Located underneath the coach house, both garages are next to each other. The first garage is internal with access from the bottom hallway. It has power and light and has a metal up and over door. There is also a door to the rear leading out to the rear garden. The second garage is the same minus the rear door. It is possible to install an internal connecting door or opening between the two, making a good sized garage/workshop.



Rear Garden

A very well laid out, outside space with high privacy fencing to three sides. There is an access gate at the rear. Designed for easy maintenance with Astro Turf and paving. Access to the property is via a upvc glazed door to the rear of garage 1.



Agents Notes

This is a very surprising property. With 2 garages and a garden it will appeal to almost any buyer. Treclago View itself is highly regarded and is ideally located near to all amenities including both primary and secondary schools, shops, a park, sports centre, and doctors surgery. The property is in excellent condition and will appeal to investors as well as private buyers. This property will not take long to sell so it is advised to book your viewing as soon as possible.

