



Roughtor Drive

Camelford

PL32 9PW
Guide Price £170,000

- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- OFF ROAD PARKING FOR TWO VEHICLES
- ENCLOSED REAR GARDEN
- PERFECT FIRST HOME
- IDEAL INVESTMENT WITH EXPECTED RENTAL INCOME OF £1,100PCM
- RENTAL YIELD OF 7.8%
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- MODERNISATION REQUIRED
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area 850.36 sq ft



3



2



1



62

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to introduce to the market this spacious three-bedroom semi-detached home, offering an exciting opportunity for buyers looking to put their own stamp on a property. Requiring modernisation throughout, the home provides well-proportioned accommodation and excellent potential to create a comfortable and contemporary family residence. The property would make an ideal purchase for a first-time buyer looking to take their first steps onto the property ladder, while also presenting an appealing opportunity for landlords and investors seeking to strengthen their rental portfolio. With an anticipated rental income of approximately £1,100 per calendar month, the property offers a potential rental yield of 7.8%, making it an investment worthy of further consideration.

The accommodation is approached via a bright and welcoming entrance hallway, providing access to the principal ground-floor rooms and creating a practical introduction to the home. The spacious lounge offers a generous reception space with plenty of scope for buyers to modernise and personalise to their own taste. To the rear, the kitchen/diner provides a useful combination of kitchen and dining space, making this an ideal area for everyday family life and entertaining. The ground floor is completed by a cloakroom, adding an additional level of convenience and practicality.

Ascending to the first floor, the property continues to offer well-balanced accommodation with three good-sized bedrooms. Each room provides a versatile space that could be utilised to suit individual requirements, whether as bedrooms, a home office or additional living space. The first floor is completed by a wet room, providing practical bathroom facilities and further scope for modernisation.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space with plenty of potential to create an attractive garden for relaxing, entertaining family and friends, or simply enjoying some fresh air during the warmer months. The enclosed nature of the garden also provides a practical space for those with children or pets. To the front of the property, there is off-road parking for two vehicles, a valuable feature that adds to the property's practicality and appeal.

The home is connected to mains electricity, water and drainage and falls within Council Tax Band B.

LOCATION

Roughtor Drive is situated within a popular residential area of Camelford, a well-established North Cornwall town surrounded by beautiful countryside and close to the dramatic North Cornwall coastline. The town offers a good range of everyday amenities, including shops, cafés, pubs, schools and local services.

The location is particularly appealing to those who enjoy the outdoors, with Bodmin Moor and Rough Tor nearby, while popular coastal destinations including Tintagel, Boscastle and a selection of sandy beaches are all within easy reach. The A39 provides convenient road links towards Wadebridge, Bodmin and the wider North Cornwall area.

THE ACCOMMODATION COMPRISES

All dimensions are approximate and can be found within the floorplan.

ENTRANCE HALLWAY

uPVC frosted door. Coving. Smoke alarm. Consumer unit. Under-stairs storage cupboard. Electric heater. Skirting boards. Carpeted flooring.

LOUNGE

Coving. Double-glazed window to the front aspect. Electric heater. Television point. Multiple plug sockets. Skirting boards. Vinyl flooring.

KITCHEN/DINER

Coving. Extractor fan. Double-glazed window to the rear aspect. A range of fitted wall and base storage cupboards and drawers. Splashback tiling. Integrated electric oven and four-ring hob. Space for a washing machine, dishwasher, fridge and freezer. Electric heater. Multiple plug sockets. Skirting boards. Vinyl flooring.

CLOAKROOM

Coving. Frosted double-glazed window to the front aspect. Splashback tiling. Wash basin. Heated towel rail. W.C. Skirting boards. Vinyl flooring.

FIRST FLOOR LANDING

Coving. Smoke alarm. Access to a partially boarded loft space. Double-glazed window to the side aspect. Built-in storage cupboard housing the hot water cylinder. Plug sockets. Skirting boards. Carpeted flooring.

BEDROOM ONE

Coving. Double-glazed window to the rear aspect. Built-in storage cupboard. Electric heater. Television point. Multiple plug sockets. Skirting boards. Carpeted flooring.

BEDROOM TWO

Coving. Double-glazed window to the front aspect. Built-in storage cupboard. Electric heater. Multiple plug sockets. Skirting boards. Carpeted flooring.

WET ROOM

Coving. Extractor fan. Frosted double-glazed window to the rear aspect. Splashback tiling. Electric shower. Wash basin. W.C. Vinyl flooring.

BEDROOM THREE

Coving. Double-glazed window to the front aspect. Over-stairs storage cupboard. Electric heater. Television point. Multiple plug sockets. Skirting boards. Carpeted flooring.

EXTERNALLY

GARDEN

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PARKING

To the front of the property, there is off-road parking for two vehicles, a valuable feature that adds to the property's practicality and appeal.

SERVICES

The home is connected to mains electricity, water and drainage and falls within Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: D

The building

Semi-detached house, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone good, Three good, EE great

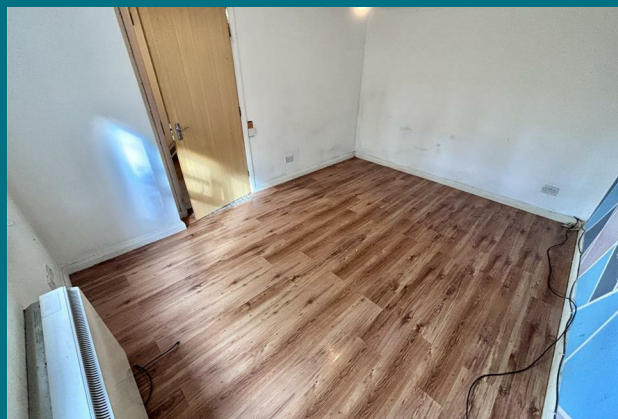
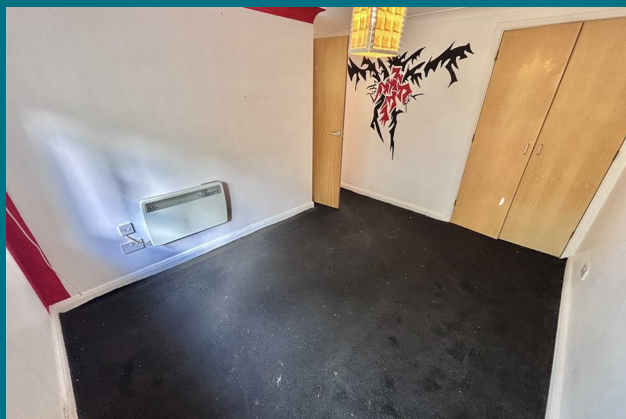
Parking: Driveway, Off Street, and On Street



Not in a controlled parking zone
 No disabled parking available
 ## Risks and restrictions
 Not a listed building
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL114720):

- The owner cannot sell or transfer the property without the consent of the Housing Corporation, which is a standard requirement for certain types of housing organisations.
- The owner cannot sell or transfer the property without written consent from the mortgage lender, The Law Debenture Trust Corporation PLC.
- There are restrictive covenants (legal promises not to do certain things) in a 1996 document that the owner must follow.
- On a specific strip of land (3 metres either side of a sewer pipe), the owner is not allowed to build any structures, plant trees or hedges, or change the ground level.
- The owner must not cover or hide any manhole covers or access points to the sewer system.
- The owner must follow specific rules regarding the maintenance of boundary structures as set out in a 2024 agreement.

No environmental risks recorded
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below
To Arrange A Valuation

Here To Help

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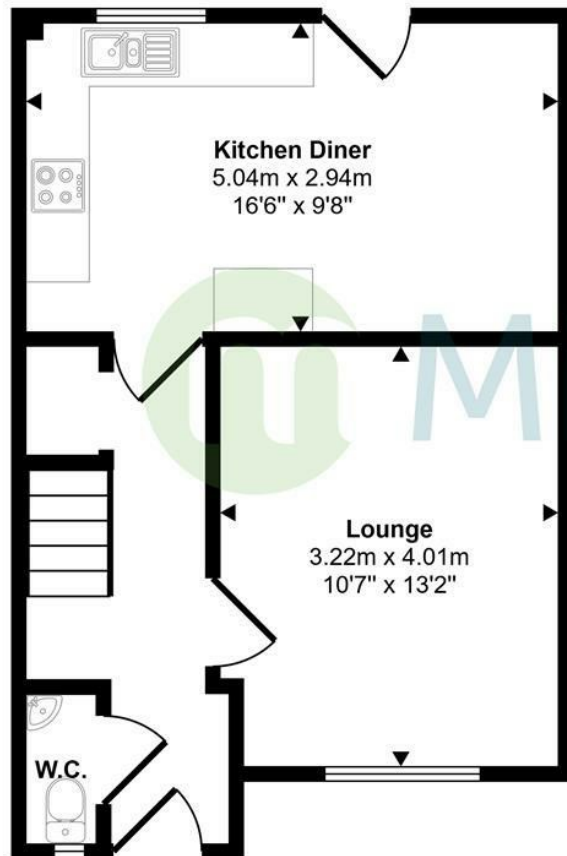
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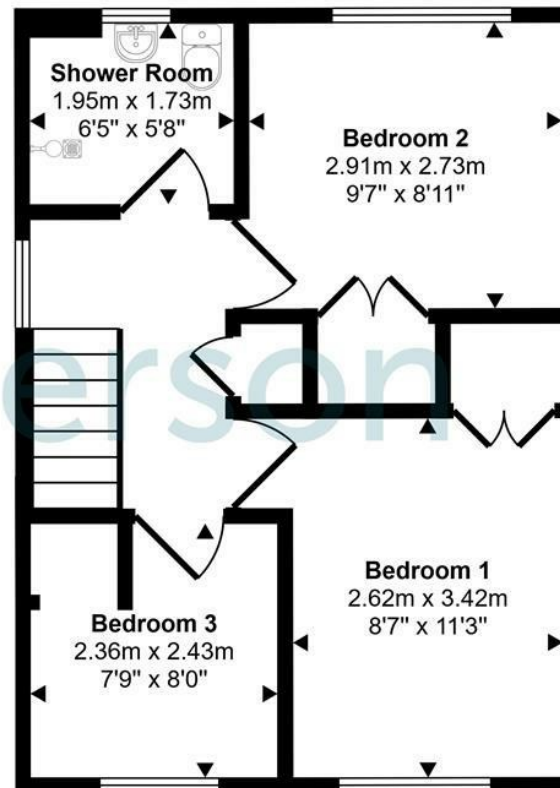
Approx Gross Internal Area
74 sq m / 794 sq ft



Ground Floor

Approx 37 sq m / 400 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 37 sq m / 394 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC