

**FOR SALE**



## **Tregoodwell, Camelford**

Ideal project or renovation opportunity. 4 bedroom semi detached house or house with annex potential.

**Offers In Region Of £325,000**





- Project house
- Village location
- In need of renovation
- Four bedroom home or could be split into two units
- Large garage and gardens
- EPC - E

**PROPERTY DESCRIPTION**

Full of potential! Real opportunity as a project. This property offers plenty of scope for the right buyer to make it their own and finish this project that was never finished by the previous owner. Being sold as part of a deceased estate, the property was previously two separate dwellings but has been brought together to produce a family home that now needs finishing. No. 17 was a two bedroom cottage with sunroom and garden to the rear and large garage to the front. It has a large kitchen, ground floor bathroom and has been recently knocked through into No. 19. No 19 itself was previously a one bedroom cottage with its own private access at the side. This property needs to be viewed to appreciate the real potential here. Video tour available.

**NO. 17**

**LIVING ROOM** 17' 3" x 14' 8" (5.264m x 4.474m widen to 5.133)

Entrance from the front of the property into the living room. Stairs to first floor bedrooms. Door leading to sun room.

**SUN ROOM** 7' 5" x 17' 10" (2.273m x 5.437m)  
Doors to rear garden and also to the kitchen.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		



**KITCHEN 11' 10" x 14' 2" (3.609m x 4.325m)**

Fitted to two sides with a range of above and below counter units with worktops above. Ample space for dining table. Doorway leading to bathroom. Note, this room has had an internal wall removed so is now open plan to the kitchen/dining room for No. 19 making an impressive space.

**BEDROOM 1 9' 10" x 15' 4" (3.002m x 4.686m widen to 4.873)**

**BEDROOM 2 7' 0" x 13' 6" (2.152m widen to 2.231 x 4.130m)**

**BATHROOM**

The bathroom has only partially been refurbished however could provide an excellent usable space.

**NO. 19**

**ENTRANCE PORCH (REAR)**

**KITCHEN/DINING ROOM 11' 10" x 14' 2" (3.609m x 4.325m)**

Stairs to first floor

**LIVING ROOM 13' 4" x 14' 2" (4.087m x 4.326m)**

**BEDROOM 1 15' 8" x 8' 4" (4.786m x 2.553m)**

**SHOWER ROOM**

Shower cubicle, washing hand basin, WC. Window to rear aspect

**OUTSIDE**

The property is set around a private square with houses neighbouring it on both sides. Unallocated parking is available to the front for several vehicles. There is small area of courtyard to the front by the entrance to No. 17. At the rear of the property there is a large garden that is in need of work with some outbuildings and a shed.

**GARAGE**

The garage is very spacious and has a sloping roof providing many options for storage.





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