



**Mayrose Farm
Helstone
Camelford
Cornwall
PL32 9RN**

Offers in Excess of £352,000

bettermove

Camelford

Bettermove are proud to present this 3 bedroom semi-detached house in Helstone available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via two allocated parking spaces. The council tax band is B.

The interior of this property comprises the family bathroom, a spacious and open plan living room with the dining room attached with a wood burner, the fitted kitchen and a shower room on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden accessed from the double doors off the living room. The garden benefits from a patio area with far reaching views and perfect for enjoying the summer months.

Located in the sought after hamlet of Helstone, transport connections can be found from the A39 and local bus routes providing easy access into Camelford and other surrounding areas.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

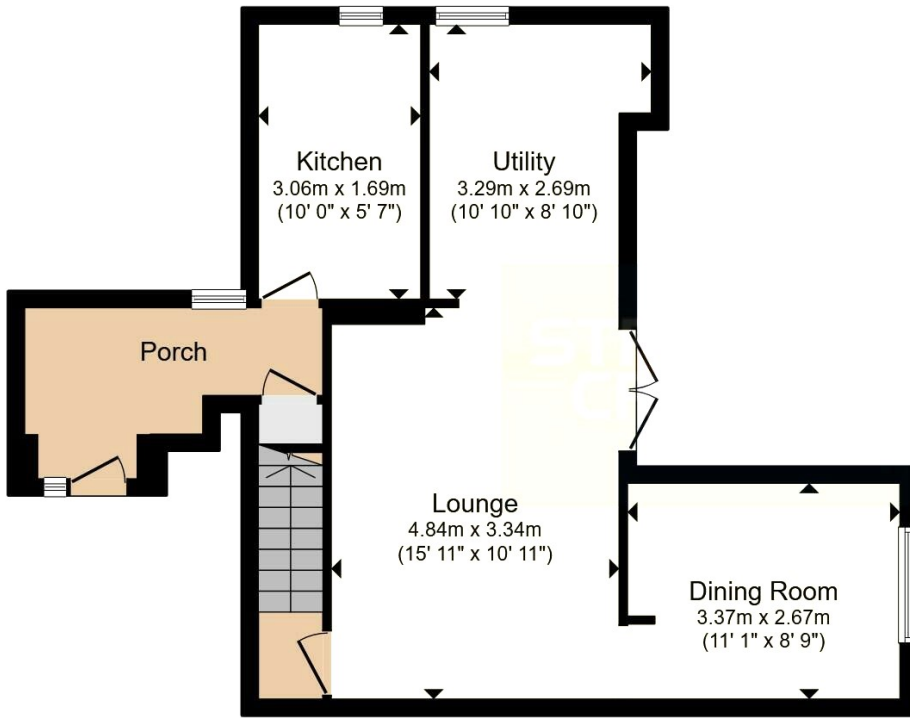
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

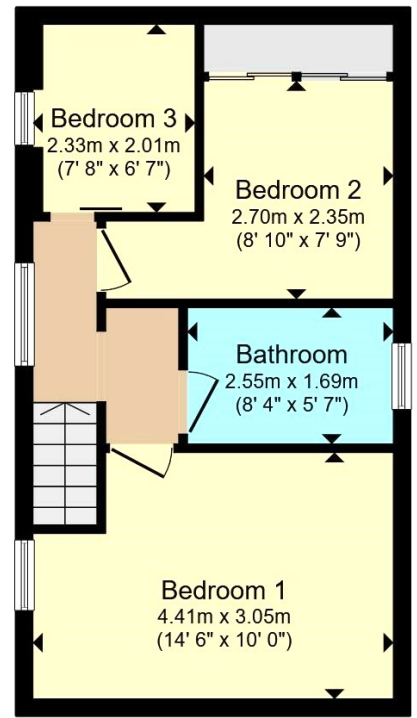
This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.

Speak to one of our sales team about our Exclusivity Deposits today to find out more





Ground Floor



First Floor

Total floor area 89.2 m² (960 sq.ft.) approx



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk