

Flip Flops  
TREVONE



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ESTATE AGENTS



- **Characterful & Modernised Detached Bungalow**
- **Approximately 0.7 Miles from the Sandy Beach, Rock Pools & South West Footpath**
- **Modern Kitchen with Fully Integrated Appliances**
- **Three Double Bedrooms/One Family Bathrooms**
- **Enclosed Rear Garden**
- **Ample Driveway Parking**
- **Approximately 0.7 Miles from the Sandy Beach, Rock Pools & South West Footpath**



Flip Flops is situated towards the top of Trevone Bay in the hamlet of Windmill, just moments from the popular sandy beach and rockpools and approximately one mile from vibrant, picturesque Padstow.

This three bedroom detached bungalow has been updated by the current vendors and is well presented throughout, successfully holiday in recent years. Additionally, Flip Flops has an enclosed rear garden, front garden and driveway parking.

As the accompanying floorplan illustrates, the accommodation includes three double bedrooms and a fully tiled family bathroom. The master bedroom has built in wardrobes



and a bay window to the front aspect. The light, bright and inviting hallway has wood floors as does the living room and dining area. The living room also has a bay window to the front aspect as well as a feature fireplace with an electric fire. The kitchen/dining room is super light, a long comfortable room which leads to the rear garden via French doors. With space enough for sofas and a dining room table and chairs, the kitchen itself is modern and fully integrated with an electric oven and hob, extractor, fridge/freezer, dishwasher and washing machine.

Externally, Flip Flops benefits from an enclosed rear garden providing lawn and decking, garden shed and a combination of fence and hedge boundaries.

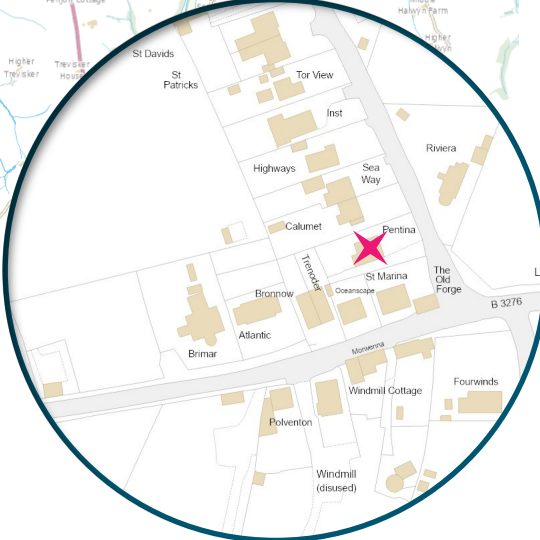
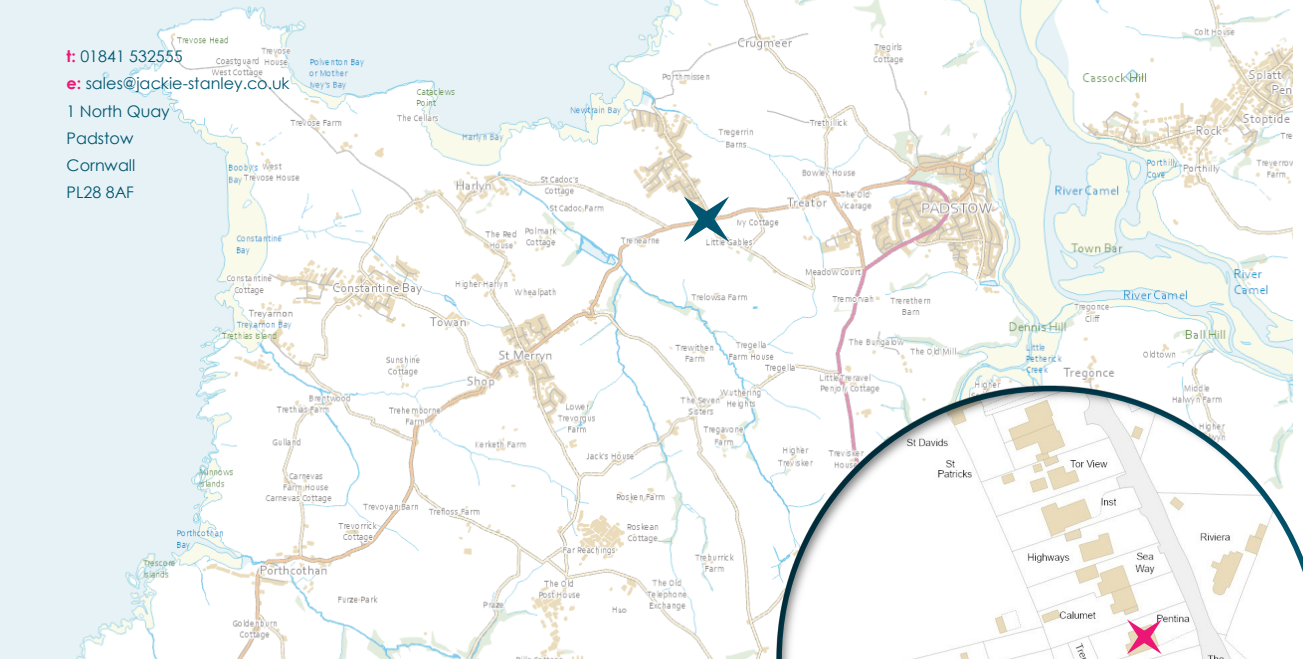
To the front of the property there is five bar gate access to the parking area and a further area of lawn with hedges, shrubs and trees.



## Flip Flops, Windmill, Trevone PL28 8RZ £680,000 guide



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Services to the property include mains gas, water, electricity and drainage. EPC rating E. Council tax band D. Ofcom suggest ultrafast broadband is available. Ofcom suggest 5G mobile coverage is available.

Windmill is a tiny hamlet on the outskirts of Trevone Bay, a highly popular coastal village in an area of outstanding natural beauty. There is a beautiful sandy beach, a wonderful separate slate beach ideal for children to go rock pooling, and a fabulous footpath for stunning walks along the North Cornish coast. The highly regarded farm shop, a short walk up the hill, supplies a wonderful range of fresh local produce and the surf shop at the end of the road also has a cafe.

The historic and picturesque fishing town of Padstow is approximately one mile away and has many lovely cafes, pubs and restaurants including Paul Ainsworth's Michelin-starred No. 6, cool seafood bar Prawn On The Lawn and Rick Stein's esteemed Seafood Restaurant.

To find Flip Flops, follow the B3276 coast road out of Padstow towards Trevone, taking signs to Newquay. After half a mile, turn right into Trevone Road and Flip Flops is the second property on the left hand side. The postcode for satellite navigation is PL28 8RZ. What3words: tidy.skim.ground

