



Bosvean



Bosvean Chapel Road

St. Tudy, Bodmin, PL30 3NA

Wadebridge 6.3 miles - Bodmin 7.5 miles - North Coast 11.5 miles

A spacious detached two bedroom bungalow on a generous plot located in the sought after village of St Tudy.

- Detached Bungalow
- Three Reception Rooms
- Ample Parking and Garage
- Sought After Village
- Freehold
- Two Double Bedrooms
- Generous Gardens
- Renovation Potential
- No Onward Chain
- Council Tax Band: E

Guide Price £525,000

DESCRIPTION

Bosvean is located in the sought after village of St Tudy and has come to the market with no onward chain. This spacious two bedroom bungalow sits on a generous plot and offers great potential. The property also benefits from three reception rooms, two bathrooms, study and dressing area, kitchen, ample parking and a garage.

SITUATION

The property is situated in the heart of the picturesque village of St Tudy. This conservation area lies close to the Camel Estuary, popular North Cornish coast and has a well-respected primary school, village public house awarded a Michelin Bib in 2017 and thriving Post Office/general stores and community centre catering for day to day needs. The village itself lies 6.3 miles from the estuary town of Wadebridge which sits astride the River Camel and offers a wide variety of independent shops, supermarkets and schooling facilities.



ACCOMMODATION

The front door leads into a sun room with large windows overlooking the side garden, distant country views and access to the sitting room. The dual aspect sitting room overlooks the side of the property, has a fireplace with log burner and provides access to the dining room and hallway. The dining room overlooks the side garden and offers access to the dual aspect study. There is a Jack and Jill bathroom between the study and dressing area of Bedroom One which comprises of a panel bath with overhead shower, wash hand basin, low level WC and storage cupboard.

The hallway provides access to two double bedrooms, the galley kitchen and the family bathroom. Bedroom One has an open doorway through to a dressing area with window overlooking the rear garden and access back through to the Jack and Jill bathroom. Bedroom Two has a window overlooking the front of the property. The family bathroom comprises of a panel bath with overhead shower, wash hand basin and low level WC. The kitchen offers a range of base units, sink with mixer tap, built in pantry cupboards, oil boiler, space for appliances, access to the utility/pantry room and windows and a door to the side of the property. The dual aspect utility room has space for a fridge freezer and shelving.

OUTSIDE

The property is accessed via a sloped driveway with space for multiple vehicles and a pathway with mature shrubs to one side and a lawned side garden on the other. The driveway follows around to the side of the property with a single garage, bin store and gate leading to the rear garden. Behind the garage is a large shed with mains electricity connected. The generous rear garden is mostly laid to lawn with mature shrubs and trees, a summer house, and wraps around to the side garden and back to the front.

SERVICES

Mains electricity and water. Private drainage and oil fired central heating. Please note, the agents have not inspected or tested these services.

VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags 01208 222333

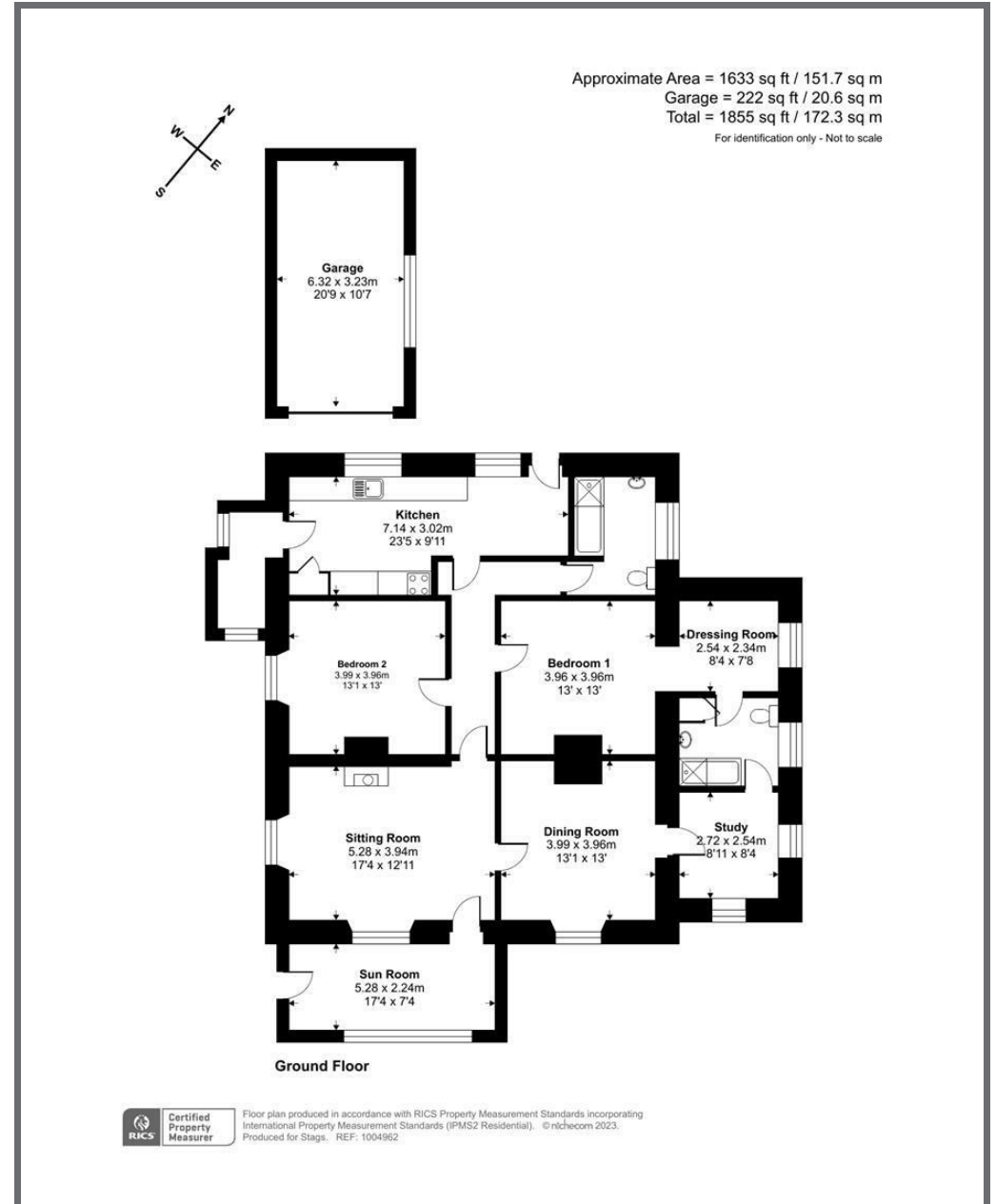
DIRECTIONS

From Wadebridge head north along the A39 Atlantic Highway passing by the village of St Kew Highway. Follow the road down the hill towards the Allen Valley taking the first right hand turning signposted St Tudy. Continue along this road for approximately two miles, taking the first right hand turning signposted to St Tudy and continue into the village passing the community shop on the right and to the bottom of Wadebridge Road. You will then come to a junction, take the left hand turn onto Chapel Road. The property is on your left hand side as you approach the right hand bend.

What3Words: ///flagging.plank.adopt



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		41	78
England & Wales		EU Directive 2002/91/EC	