



Postbox Cottage



Port Quinn 1.7 miles - Port Isaac 1.9 miles
- Wadebridge 6.6 miles

A detached two bedroom bungalow in need of some updating in a sought after village location.

- Detached Bungalow
- Two Double Bedrooms
- Two Shower Rooms
- Sought After Village Location
- Detached Garage
- Low Maintenance Gardens
- Freehold
- Council Tax Band: C

Guide Price £265,000



SITUATION

The property is located in Trelights, a popular hamlet between the stunning coastal inlet of Port Quin and the vibrant fishing village of Port Isaac. Port Isaac itself has a thriving community and offers a range of local facilities and amenities including a doctors' surgery, primary school, public houses and excellent restaurants including the Michelin starred restaurant run by Nathan Outlaw. The former market town of Wadebridge is 6.6 miles away and sits astride the River Camel offering a wide range of shops, primary and secondary educational facilities, cinema, restaurants and access to the popular Camel Cycle Trail.

ACCOMMODATION

The front door leads into an entrance porch with a second door into the generous sitting room. The sitting room benefits from a dual aspect, a stone fireplace with electric flame effect fire and provides access to Bedroom One and the hallway. Bedroom One is a large double room with window to the front, built-in furniture and en-suite shower room with walk-in shower, low level WC, wash hand basin and privacy window.

The hallway provides access to Bedroom Two, the Jack and Jill shower room, the kitchen and a door to the side of the property. Bedroom Two is a double room with window to the side and access to the Jack and Jill shower room. The shower room comprises of a walk-in shower, low level WC, wash hand basin and window to the side with privacy glass. The galley kitchen benefits from a range of base and wall units, breakfast bar, sink with mixer tap, Range cooker with extractor hood and space for appliances.

OUTSIDE

On approach to the property is a gate leading into the paved front garden with raised flower beds. There is access from both sides of the property to the enclosed rear patio, perfect for alfresco dining, and the single garage with up-and-over door and pedestrian side door.

SERVICES

Due to the nature of the sale, we are unable to confirm the utilities and services at this time.

VIEWINGS

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

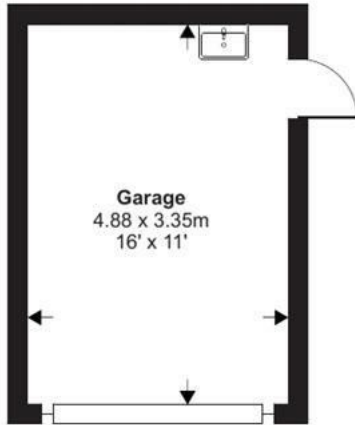
DIRECTIONS

From Wadebridge take the B3314 passing the turning to Polzeath, and continue along the road for approximately 5.8 miles. Take the left hand turning towards Trelights and after 0.3 miles, turn right. At the end of the road turn left and the property is located on your right hand side.

What3Words: ///paving.delved.swims



Approximate Area = 829 sq ft / 77 sq m
 Garage = 176 sq ft / 16.3 sq m
 Total = 1005 sq ft / 93.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1082943

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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-68) D
(49-68) E	(35-48) F	(2-48) G	
Net energy efficient - higher scoring coats		61	27
England & Wales		EU Directive 2002/91/EC	61

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

01208 222333

wadebridge@stags.co.uk

stags.co.uk