



21 Trehannick Close

21, Trehannick Close, St. Teath, Bodmin, PL30 3LF



Wadebridge 7.6 miles - Port Isaac 5.4 miles
- Bodmin 11.1 miles

A two bedroom semi-detached house in the charming village of St Teath with off-road parking and conservatory.

- Sought-after Location
- No Onward Chain
- Two Double Bedrooms
- Off-road Parking
- Enclosed Garden
- Conservatory
- Freehold
- Council Tax Band: B

Offers In Excess Of
£229,950



DESCRIPTION

A two-bedroom semi-detached house, set in the picturesque village of St Teath. It is nestled on the entrance to a quiet cul-de-sac, with a variety of local amenities nearby. The property also benefits from a garden/patio, conservatory and off-road parking. It could potentially make an ideal family home or first time buy.

SITUATION

The property is situated in the historic village St Teath. It has a primary school, local café, shop, church and charming pub just a stone's throw away. The popular town of Wadebridge is 7.6 miles away and offers a wide variety of shops, eateries and the famous Camel Trail, stretching along the beautiful estuary to Padstow. You can also visit the famous fishing village of Port Isaac, which is only 5 miles away. There are frequent buses that run all over North Cornwall and mainline railway services from Bodmin Parkway. Newquay airport has a number of domestic and international flights scheduled daily.

ACCOMMODATION

As you enter the property, you are greeted by an open hallway that gives access to the family bathroom, dining room, sitting room and cupboard. The family bathroom has a window to the front, a panel bath with a handheld shower head, wash-hand basin and low-level WC. An airing cupboard to the left houses the water tank and space for storage. The dining room has a window looking into the conservatory, a substantial built in cupboard to the left and a door to the kitchen. The sitting room benefits from a large window over-looking the front of the property, stairs to the first floor and a door leading into the kitchen. The kitchen offers a range of base and wall units, an eye level oven and grill, electric hob, sink with a mixer tap and space for appliances. The window over-looks the garden and has a door that

leads into the conservatory.

The first floor gives access to the two light and spacious bedrooms. Both rooms have dual aspect Velux windows, eaves cupboards on both sides with significant storage and room for a double bed. Bedroom two has a loft hatch.

OUTSIDE

To the front of the property is driveway parking for two cars, a lawned garden with a path leading to the front door and side access to the rear garden. The garden offers a substantial patio alongside the conservatory, perfect for al fresco dining, and a step leading to a raised lawn.

SERVICES

Mains water, drainage and electricity. Electric heating. Please note the agents have not inspected or tested these services.

VIEWINGS

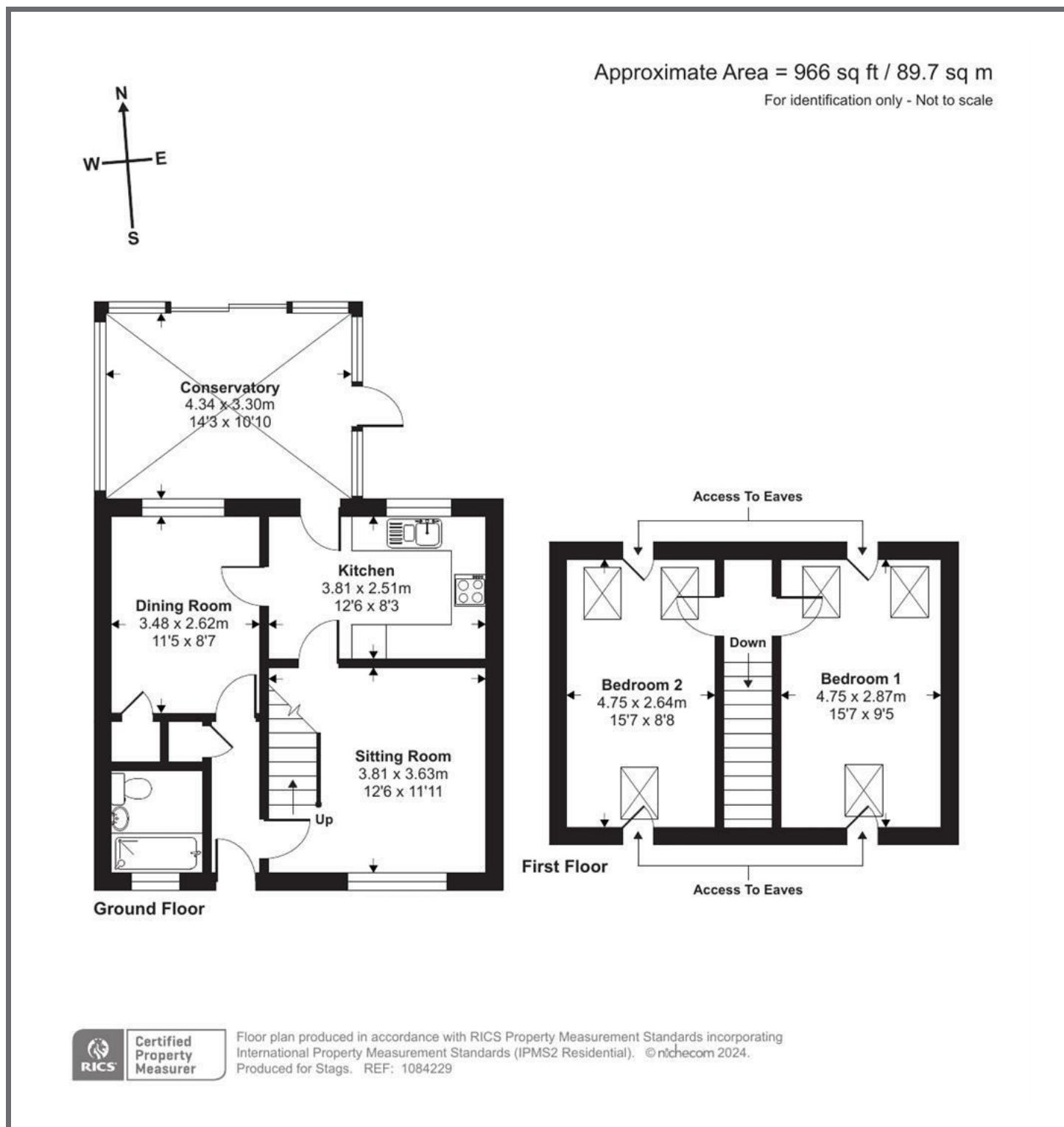
Strictly by appointment with the vendors appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

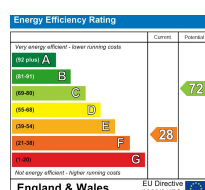
From Wadebridge town centre, head over the old bridge and take the first exit onto Gonvena Hill. Go straight over the first two roundabouts and then take the third exit onto the A39. Continue going straight for 6 miles. Take the left turn opposite Les Milton Self Storage and follow the lane up the hill and into St Teath. Turn right onto Trehannick Close and 21 Trehannick Close is the second house along after the turning for Valley View.

WHAT 3 WORDS -
lights.sponsors.unleashed





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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