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6, Marshalls Way

6, Marshalls Way, Trelights, Port Isaac, PL29 3TE



Port Quinn 1.7miles - Port Isaac 2.0 miles - Wadebridge 6.7 miles

A detached three bedroom bungalow in a sought-after village location which may benefit from some modernisation.

- No Onward Chain
- Detached Bungalow
- Off-Road Parking
- Garage
- Three Bedrooms
- Cul-de-sac
- Village Location
- Front And Rear Gardens
- Freehold
- Council Tax Band: D

Guide Price £420,000

### SITUATION

The property is nestled in a quiet cul-de-sac 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.

### DESCRIPTION

Offered to the market with no onward chain this three bedroom, detached bungalow benefits from off-road parking, garage, conservatory and front and rear gardens.

### ACCOMMODATION

The front door leads into an entrance hall which gives access to two large storage cupboards, WC, shower room, three bedrooms, kitchen, conservatory and open plan sitting/dining room. In the shower room there is a low-level WC, wash hand basin with mixer tap, wall-mounted towel rail and corner shower. Bedrooms one and two are doubles with a window overlooking the rear garden. Bedroom one also benefits from a variety of fitted furniture. Bedroom three has a window overlooking the conservatory and side garden and could be used as a study or a small double bedroom.

The kitchen has a range of base and wall units, sink with mixer tap, space for an oven, dishwasher and fridge and window to the side with distant countryside views. The L-shaped sitting/dining room has a stone fireplace with electric fire, doors to the conservatory, two large windows facing the front garden and a full-length window to the side.

### OUTSIDE

The driveway has space for multiple cars and the garage has an up and over door, light, power and plumbing for appliances. The front garden is mostly laid to lawn with a hedge border and a gravel path leading to the front door and side garden. The rear garden is mostly laid to lawn with a patio area, mature shrubs and trees surrounding and a summer house to the right.

### SERVICES

Mains drainage, electricity and water. Oil fired central heating. Broadband availability: Superfast. Mobile phone coverage: Voice (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

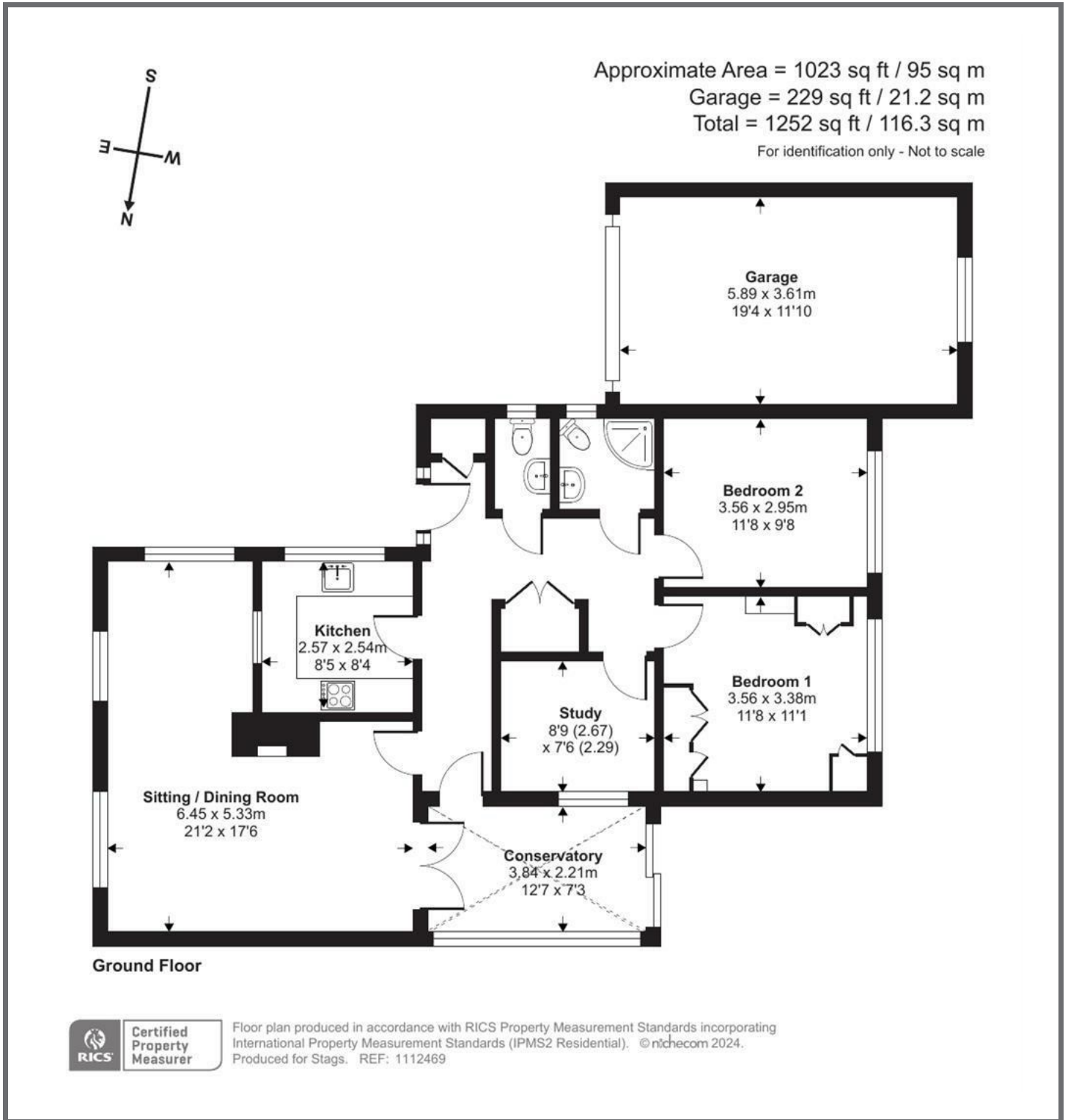
Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

### 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. Follow the road round to the left onto Marshalls Way. Follow the road until the end of the cul-de-sac. The property will be on your left.

What3words – sudden.stooping.heaven





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	(55-77) D
(55-68) E	(49-54) F	(35-48) G	(2-48) H
Net energy related - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		84	49

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

01208 222333

wadebridge@stags.co.uk

stags.co.uk