



37 Greenbanks Road

37, Greenbanks Road, Rock, Wadebridge, PL27 6NB



Wadebridge 5.9 Miles - Polzeath 2.3 Miles -
Port Isaac 8.1 Miles

A two bedroom terraced bungalow located in the sought-after coastal village of Rock.

- No Onward Chain
- Sought After Coastal Village Location
- Two Double Bedrooms
- South-West Facing Garden
- Freehold
- Council Tax Band: B

Guide Price £295,000

SITUATION

Rock has long since been one of the most popular destinations along the North Coast of Cornwall. It is renowned for its golden beaches, beautiful coastal walks and panoramic views of the Camel Estuary. It is also home to a range of local amenities, The Mariners Public House by Paul Ainsworth and Rock Sailing And Waterski Club. The famous fishing village of Padstow is a short, picturesque ferry ride away, or for any surfing enthusiasts, Polzeath Beach is 2.3 miles away. The former market town of Wadebridge 5.9 miles away, both offering shopping and educational facilities and a wide range of sports and social clubs. Newquay airport is 18.9 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

DESCRIPTION

Offered to the market with no onward chain, this two bedroom terraced bungalow is situated in the sought-after coastal village of Rock and benefits from two double bedrooms, generous sitting/dining room and south-west facing garden. EPC Rating: D.

ACCOMMODATION

The front door opens to a spacious entrance hall leading to the sitting/dining room, bedrooms one and two and family bathroom. The sitting/dining room has built in shelving, a feature mantelpiece with electric fire and access onto the patio giving the opportunity for al fresco dining. The kitchen has a range of base and wall units, electric hob, eye level oven and grill, integrated dishwasher and space for appliances. Bedroom one has space for a king size bed, built in storage which houses the water tank and a window facing the

garden. Bedroom two has space for a double bed, window facing the front and access to the loft. The family bathroom has a panel bath with electric shower, vanity basin, low level WC and privacy window facing the front.

OUTSIDE

The front and rear gardens are mostly laid to lawn with an array of mature shrubs and trees, raised flowerbeds and paths leading to the front and back door. The rear garden is south-west facing and also benefits from a storage shed. There is communal parking available for residents at the front of the property.

SERVICES

Mains electricity, water and drainage. Electric storage heating. Broadband availability: Superfast. Mobile phone coverage: Limited voice and data. (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 towards Rock and follow the road for 3.1 miles. Take the left turning onto Keiro Lane and continue for approximately 2 miles. Take the left turning after the Texaco garage onto Shores Lane, then turn right onto Greenbanks Road. Follow the road round to the left. The property is at the end of the cul-de-sac on your right.

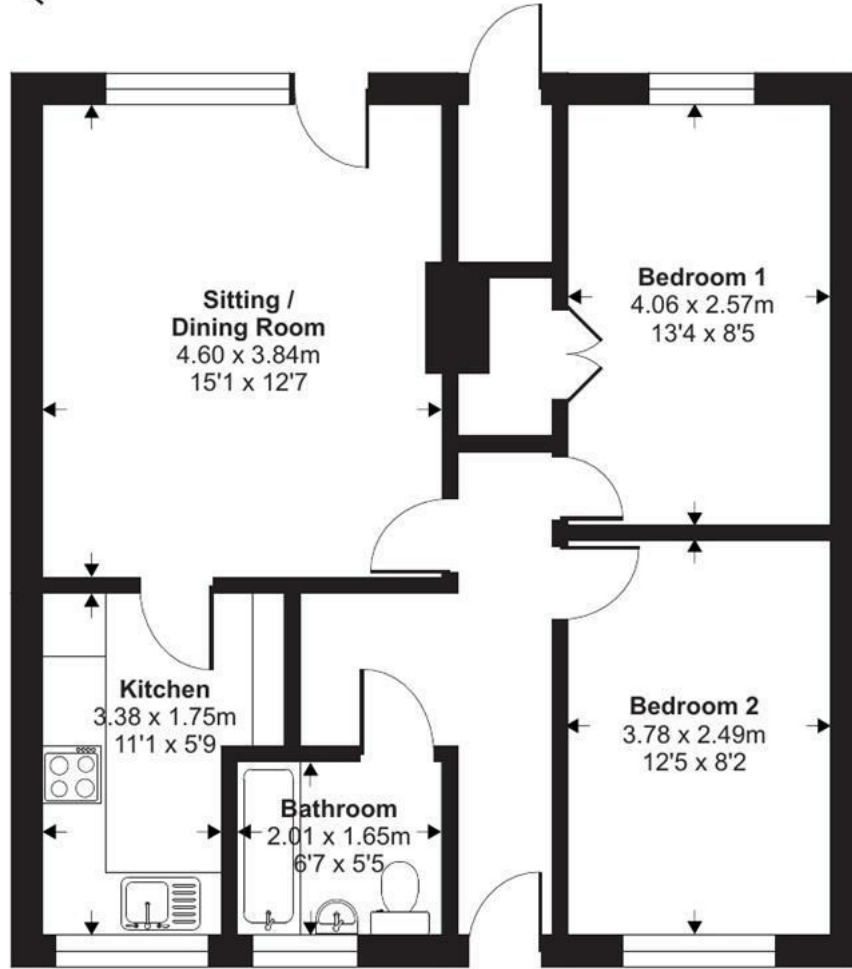
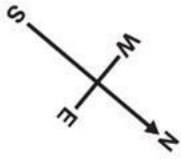


Approximate Area = 636 sq ft / 59.1 sq m

Outbuilding = 15 sq ft / 1.4 sq m

Total = 651 sq ft / 60.5 sq m

For identification only - Not to scale

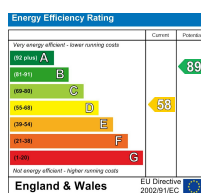


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1139172

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