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1 Tretawn Close

1 Tretawn Close, St. Kew Highway, Bodmin, Cornwall, PL30 3DQ



Wadebridge 4.0 miles - Port Isaac 6.0 miles - Rock 9.0 miles

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**Two bedroom semi detached bungalow on a level plot with parking and no onwards chain.**

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- Semi Detached Bungalow
- Two Double Bedrooms
- Driveway Parking
- No Onwards Chain
- Subject to Section 157
- Enclosed Rear Garden
- Air Source Heat Pump
- Solar Panels
- Freehold
- Council Tax Band B

**Guide Price £250,000**

### SITUATION

The property is situated in St Kew Highway. St Kew Highway, is located at the southern end of the Allen Valley, approximately 5 miles from Wadebridge and 8 miles from Camelford. The estuary town of Wadebridge offers a variety of shops together with primary and secondary education, cinema, numerous restaurants and sports and social clubs. The picturesque fishing villages of Port Isaac and Port Gaverne are 6 miles away. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth whilst Newquay airport provides a number scheduled flights to both domestic and international destinations. Access to the A30 can be gained 10 miles from the property and links the cathedral cities of Truro and Exeter.

### ACCOMMODATION

The front door leads into the entrance hall which gives access to the two bedrooms, bathroom and living room. Both double bedrooms face the front of the property with countryside views and have built-in wardrobes. The bathroom has a modern suite with a shower over the bath and additional heated towel rail. Two storage cupboards are located in the entrance hall, one housing the water tank. The living room overlooks the rear garden and opens through to the kitchen with a range of wall and base units and space for appliances, and a door to the rear garden. additional storage which is the current location for the washing machine.

### OUTSIDE

At the front of the property there is driveway parking for one car and a garden which is laid to lawn. A pathway leads along the side of the property and to the enclosed rear garden which is mostly laid to lawn with a patio and outside store room.

### SERVICES

Mains water and drainage. Air source heat pump and solar panels recently installed. Broadband availability: Superfast. Mobile phone coverage: 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. 01208 222333

### AGENTS NOTE

There is a Section 157 Rural Restriction on this property, as within the Parish of St Kew. In order to purchase this property you must have either lived or worked in Cornwall during the past 3 years. Cornwall Council will need to verify this and issue a certificate before the sale can take place.

### DIRECTIONS

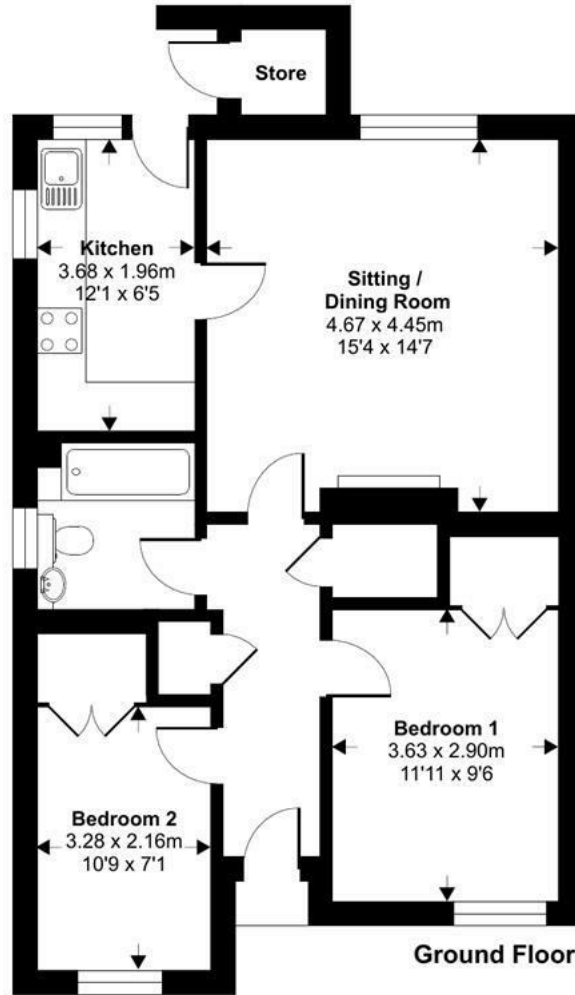
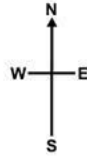
From the centre of Wadebridge drive over the River Camel on Molesworth Street and then take the first left at the roundabout heading up the road on Gonvena Hill. At the next roundabout take the second exit straight over onto the B3314 and straight over taking the first exit on the next roundabout. At the large roundabout take the second exit signposted Camelford & Bude A39 and travelling along the A39 for around 2.5 miles, then take the slip road on the left signposted St Kew highway. Take the right signposted Allen Park and continue up the hill taking the second left into Tretawn Close and the property can be located in the corner on the left.



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Approximate Area = 684 sq ft / 63.5 sq m (Excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF:

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
105-149 (A)	105-149 (A)		
81-104 (B)	81-104 (B)		
65-80 (C)	65-80 (C)		
49-64 (D)	49-64 (D)		
34-48 (E)	34-48 (E)	40	
21-33 (F)	21-33 (F)		
1-20 (G)	1-20 (G)		

Net energy efficient - higher scoring coats

EU Directive 2002/91/EC

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