



16, Two Trees



16, Two Trees

, Wadebridge, PL27 7PQ

Town Centre 0.6 miles - Polzeath 7.5 miles - Bodmin 7.8 miles

***Viewings are essential to appreciate what this property has offer* A detached three bed bungalow with an attached one bedroom annexe, one bedroom studio, bar/games room and a garden room/kitchen in Wadebridge.**

- VIEWINGS ESSENTIAL
- One Bed Annexe & One Bed Studio
- Outdoor Kitchen/ Diner
- Detached Garage
- Freehold
- Three Bed Detached Bungalow
- Games Room With Bar
- Enclosed Garden
- Two Driveways
- Council Tax Band: B

Offers In Excess Of £800,000

SITUATION

16 Two Trees is located in a private, sought after cul-de-sac location minutes from the centre of town. Wadebridge town sits astride the River Camel and offers a wide variety of independent shops together with primary and secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. Within eight miles of the property are the popular sandy beaches of Polzeath and Daymer Bay, whilst the water sports haven of Rock has long stretches of sandy beaches on the shores of the beautiful Camel Estuary.

Nearby Padstow and Port Isaac are renowned fishing ports and to the east is the splendour of Bodmin Moor, a designated Area of Outstanding Natural Beauty. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

DESCRIPTION

A beautifully presented and versatile bungalow set in a private position at the end of a sought-after cul-de-sac. The property has been a family home for 20 years and offers flexible living options with an attached one bedroom annexe, one bedroom studio, 10m x 3.5m bar/games room and a green oak outdoor kitchen/ diner. The property would suit a multi-generational family or those seeking additional rental income.



ACCOMMODATION

The main bungalow offers three double bedrooms, one with built-in wardrobes and one with French doors to the rear garden, a newly fitted shower room with underfloor heating, an open plan kitchen/dining/sitting room and a utility room. The kitchen benefits from a range of wall and base units, breakfast bar, pantry cupboard, sink with a mixer tap, space for a Range cooker with 5 ring gas hob and space for appliances. The dual aspect sitting/dining room features a log burner, French doors to the side and bi-folding doors to the rear garden. The utility room houses the combi boiler and has base units with a sink, space for appliances and a connecting door through to the annexe.

The annexe has it's own separate entrance, garden and parking so could be used as a source of income or separate living for a multigenerational family. The hallway provides access to a double bedroom with built-in wardrobes, the shower room, kitchen, dual aspect sitting room and a stable door to the garden.

OUTSIDE

On approach to the property is the front garden, two driveways with ample parking, gated access to the rear garden and access to the detached garage with light, power, plumbing and an electric roller door. The private rear garden is mostly laid to lawn with a generous patio area, access down to the stream and views over the woodland. To the rear of the garage is a studio with underfloor heating, a double bedroom, sitting room and shower room. "Baristol" is a 10m x 3.5m bar/games room made from reclaimed materials with a shower room and a murphy bed, also equipped with a projector, screen, lights and smoke machine. At the bottom of the garden is a green oak kitchen/garden room with bi-folding doors, a log burner, stainless steal units with an industrial oven, extractor fan and pizza oven fuelled by LPG gas or solid fuel. Next to the outdoor kitchen is a gym and shed.

SERVICES

Mains electricity, gas, water and drainage. Underfloor heating in the bathroom and in the studio. 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 the centre of Wadebridge, travel along The Platt to the roundabout next to the cinema. Continue straight onto Trevanion Road and after 0.3 miles take the right hand turning onto Treneague Park. Take the third left onto Two Trees Estate and number 16 is at the bottom of the cul-de-sac on the right hand side.

What3Words: ///giants.carpentry.left



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		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Current

Potential

70

81

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