



Meadowsweet

Meadowsweet, The Meadows, St. Teath, Bodmin, PL30 3LT



Camelford 3.9 miles - Port Isaac 5.5 miles - Wadebridge 8.4 miles

An immaculately presented detached modern house located in the popular village of St Teath.

- Detached House
- No Onward Chain
- Three Bedrooms
- Open Plan Kitchen/Diner
- Ensuite Shower Room
- Low Maintenance Gardens
- Driveway Parking
- Detached Garage
- Freehold
- Council Tax Band: D

Guide Price £370,000



SITUATION

The property is situated in the historic village of St Teath. The village has a primary school, local café, shop, church and charming pub just a stone's throw away. The popular town of Wadebridge is 8.4 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 5.5 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

The front door leads into an entrance hall with access to the cloakroom, kitchen/dining room, sitting room and stairs to the first floor with storage cupboard underneath. The modern open plan kitchen/dining room benefits from a range of wall and base units, electric fan oven with induction hob and extractor hood, sink with mixer tap and integrated dishwasher and fridge/freezer. The dining area has French doors leading to the rear patio and double doors through to the sitting room. The sitting room features an electric fire with ornate surround and door through to the snug/study.

The first floor landing has access to three bedrooms and the family bathroom. Bedroom one is a generous double room to the front of the property and benefits from an ensuite shower room with walk-in shower, low level WC and vanity basin. The family bathroom has an airing cupboard housing the water tank, a panel bath with overhead shower, low level WC and vanity basin. Bedroom Two is a double room with views over the rear garden and park and Bedroom Three overlooks the front. The property is equipped with UPVC double glazed windows which flood the rooms with natural light.

OUTSIDE

On approach to the property is a tarmacked driveway with space for multiple vehicles and a detached garage which houses the oil boiler and has light and power connected,

up-and-over door, overhead storage and a pedestrian door to the rear. The south facing front garden offers a gravelled seating area with shrubs and access to the rear from each side of the property. The low maintenance enclosed rear garden benefits from a patio and gravelled area perfect for alfresco dining.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband availability: Ultrafast. 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

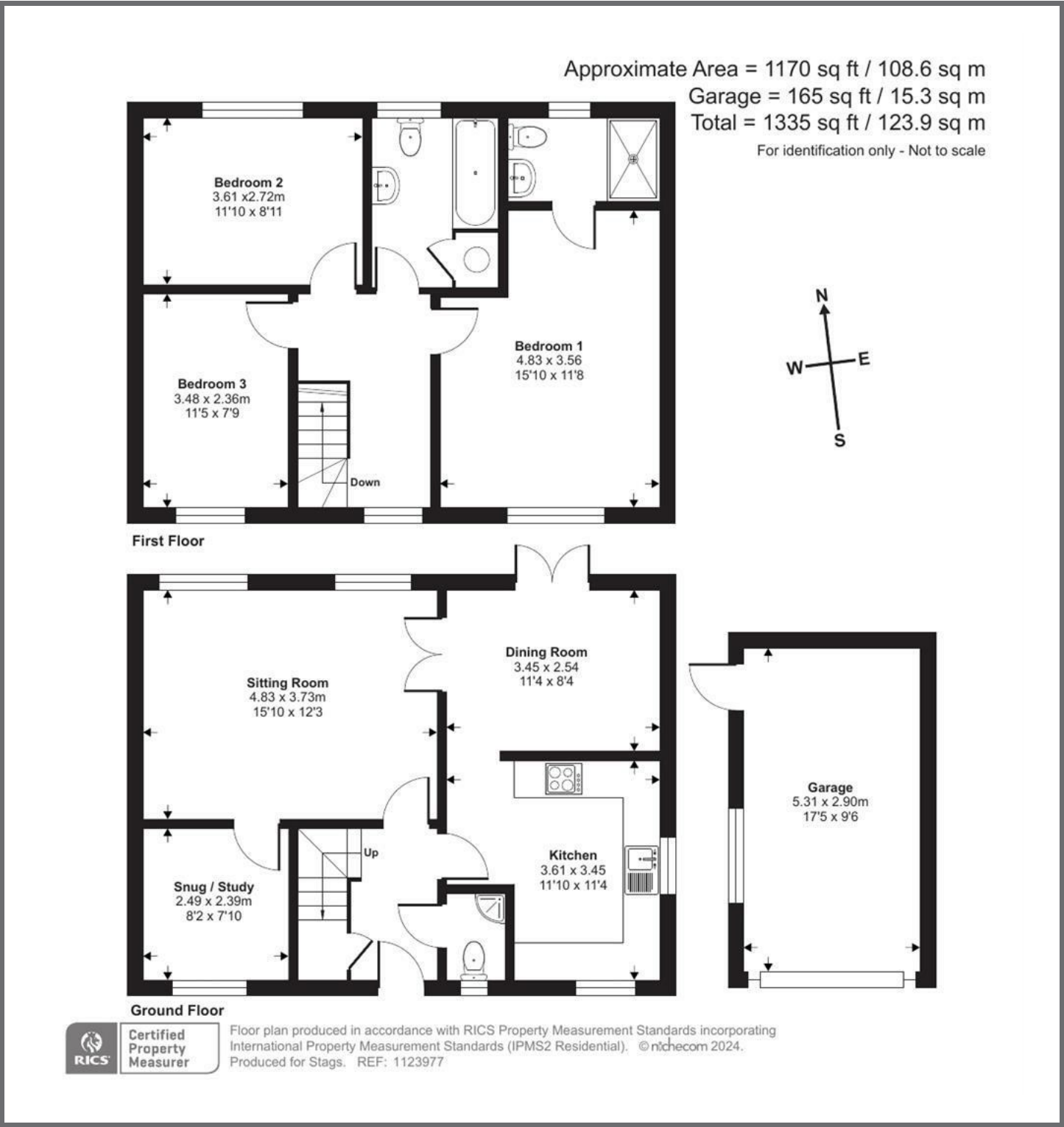
From Wadebridge town centre, head over the old bridge and take the first exit onto Gonvena Hill. Go straight over the first two roundabouts and then take the third exit onto the A39. Continue for 6.9 miles and at the sharp right hand bend, turn left onto Fore Street. After 0.5 miles, turn left onto Treroosel Road and take the first right onto The Meadows. Take the first right again and at the end of the road you will come across a lane. Continue down the lane and Meadowsweet is located at the end.

What3Words: ///coast.roadshow.engaging

AGENTS NOTE

The first section of the lane is owned by the next door neighbour and Meadowsweet has right of way access. The second section of the lane belongs to Meadowsweet.





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 | Current | Potential |
| (92-100) A | | 88 |
| (81-91) B | 77 | |
| (69-80) C | | |
| (55-68) D | | |
| (49-54) E | | |
| (41-48) F | | |
| (35-40) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

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

01208 222333

wadebridge@stags.co.uk

stags.co.uk