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19 Oak Park



19, Oak Park, St. Tudy, Bodmin, PL30 3PG



Wadebridge 6 miles - Port Isaac 6.7 miles - Bodmin 8 miles

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A beautifully presented four bedroom family home in the sought after village of St Tudy.

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- Link Detached House
- Four Bedrooms
- Popular Village Location
- Perfect Family Home
- Close to Amenities
- Enclosed Garden
- Garage
- Private Parking
- Freehold
- Council Tax Band: D

Guide Price £399,950



### SITUATION

The property is situated in the sought after and picturesque village of St Tudy. This conservation area lies close to the Camel Estuary, popular North Cornish coast and has a well-respected primary school, community centre, village public house awarded a Michelin Bib in 2017 and thriving community shop and post office.

The village itself lies 6 miles from the estuary town of Wadebridge which sits astride the River Camel and offers a wide variety of independent shops, schools and supermarkets.

Mainline rail services are available at Bodmin Parkway, whilst Newquay airport provides a number of scheduled flights to domestic and international destinations.

### ACCOMMODATION

The front door opens into the entrance hall with access to the cloakroom, sitting room, kitchen/diner and staircase with storage cupboard below. The sitting room is flooded with light via a window to the front of the property. The kitchen/diner benefits from a range of base and wall units, breakfast bar, sink with mixer tap, built-in oven, hob and space for appliances. Sliding doors lead out to the west facing rear garden.

The first floor landing provides access to three bedrooms, the family bathroom and a second staircase to Bedroom Four. Bedrooms Two and Three are located to the rear of the property and Bedroom One is a generous double room to the front with built-in wardrobes. The family bathroom offers a panel bath with overhead shower, low level WC and wash hand basin.

Bedroom Four is a double room which is flooded with natural light from four velux windows and also benefits from an office/dressing area and eaves storage.

### OUTSIDE

To the side of the property is driveway parking and a garage with power connected, an up and over door and a boarded loft for storage. The enclosed rear garden has been laid with grass and gravel with raised flower beds and a decked area, perfect for alfresco dining.

### SERVICES

Mains electricity and water. Electric night storage heaters. Private drainage via a shared septic tank. 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.

### AGENTS NOTE

There is an annual service charge of approximately £580 which covers sewerage costs and maintenance of the communal areas.

### VIEWINGS

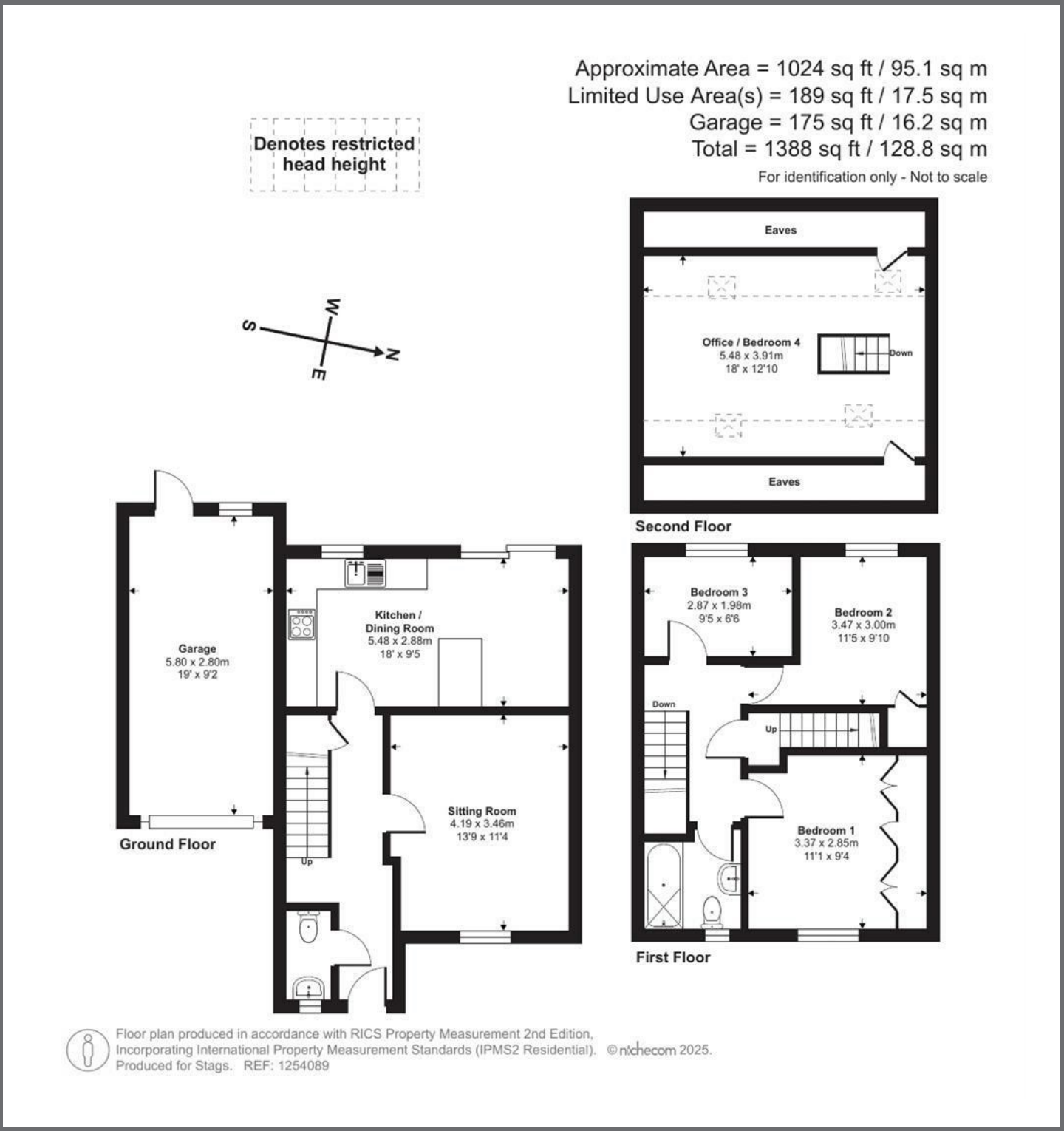
Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

### DIRECTIONS

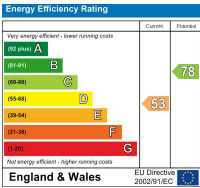
What3words: ///grins.limelight.fills







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.



1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH  
01208 222333  
wadebridge@stags.co.uk  
stags.co.uk