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**VILLA 12, ST MORITZ GARDENS, TREBETHERICK
£975,000 LEASEHOLD INCLUDING CONTENTS**

HAGERWAL, VILLA 12, ST MORITZ GARDENS, TREBETHERICK, WADEBRIDGE, PL27 6SD

Attractive well maintained 4-bedroom holiday property set in a delightful location in the heart of the St Moritz Hotel and Garden villas development, in the much sought after coastal area of Trebetherick. The property is attractive and has been upgraded by the present owners with contemporary bathrooms. There are sea views from the upstairs balcony which has the benefit of bi fold doors from living room. Hagerwal is adjacent to the hotel facilities and within a very short walk to the stunning coastal footpaths to Daymer Bay and Polzeath.

HALL • SITTING ROOM/DINING ROOM WITH BI-FOLD DOORS TO BALCONY WITH OPEN SEA AND ESTUARY VIEWS • KITCHEN • UTILITY ROOM • 4 BEDROOMS • MASTER BEDROOM WITH PATIO DOORS WITH ACCESS TO REAR GARDEN AND TERRACE • BATHROOM • SHOWER ROOM • SNUG/PLAYROOM • ENCLOSED PRIVATE GARDEN AND PATIO • SOLAR PANELS • PARKING • OUTSIDE DRYING AREA WITH SHOWER
1420 SQ FT (excluding balcony)

FOR DETAILED PROPERTY PARTICULARS: **ESTUARYESTATES.CO.UK** OR INFO@ESTUARYESTATES.CO.UK







Hagerwal has been let successfully as a holiday home generating a good income, the accommodation is versatile and is very suitable for families. The upstairs balcony has lovely sea views looking over the communal lawned area and tennis courts. **Villa 12** is situated on the outer circle of villas so has very convenient access to the hotel gardens and facilities but also has an enclosed private sunny garden. The property is attractive, and the master bedroom has access to the outside patio and garden. An ideal holiday home in this very beautiful location of **Trebetherick**.

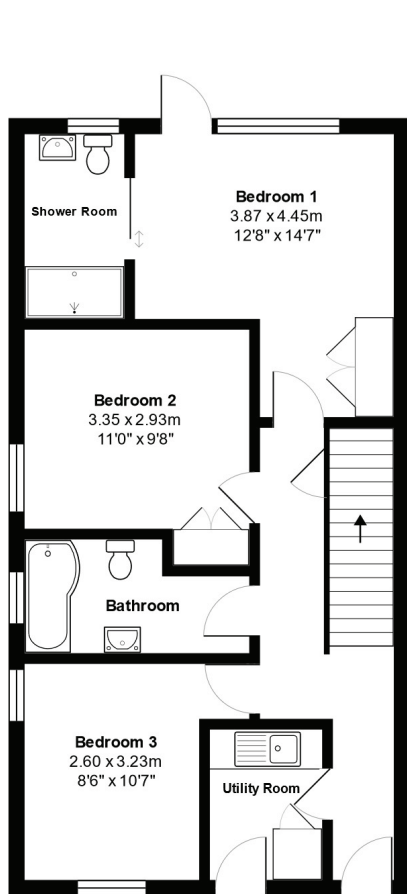
The St Moritz Hotel has leisure facilities including an indoor and outdoor swimming pool with the **Seaside Restaurant, Cowshed Spa** and a stylish restaurant open all year. The **St Moritz Garden Villas** are one of the most sought-after holiday destinations as it is situated on the grassy cliffs above the popular beach of **Daymer Bay** and the **Greenaway** in **Trebetherick** with a lovely coastal walk to **Polzeath**. **The Villas** have been built to a very high specification all with balconies and separate gardens providing high quality holiday accommodation. **The St Moritz Hotel** operate an excellent holiday letting and management service.

Trebetherick is situated between **Rock** and **Polzeath** and is a very prestigious residential and holiday home location being close to the family friendly beach of **Daymer Bay** on the mouth of the **Camel Estuary**. **Trebetherick** has a wonderful new shop, deli and coffee shop within walking distance. **Polzeath village** is only half a mile away and has a selection of shops and restaurants including a grocery store set around the popular sandy surfing beach. The water sports haven of **Rock** is only 1 ½ miles away with a ferry running frequently between **Rock** and **Padstow**. The area has excellent coastal walking opportunities, and is close to **St Enodoc's** championship golf course also home to the delightful **St Enodoc** church, much loved by Poet Laureate, John Betjeman. **Rock** also has a selection of shops including a delicatessen, butchers, bakers and a fishmonger, however for more extensive shopping facilities the town of **Wadebridge** is approximately 7 miles away.

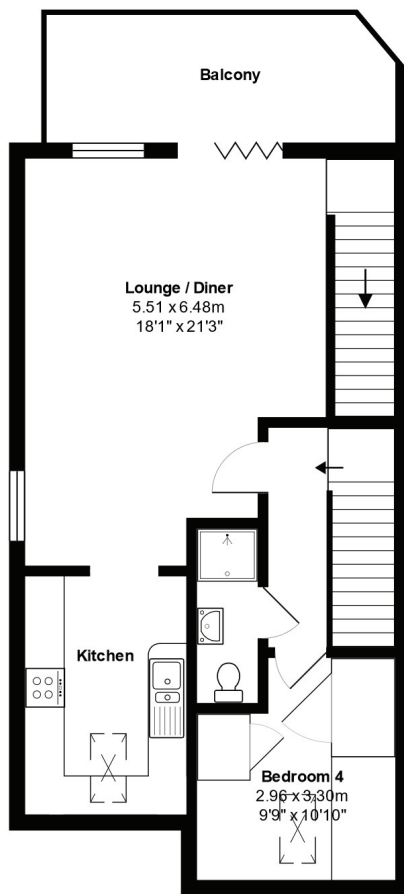
FLOOR PLANS

TOTAL AREA: 149.4 m² 1608 ft² (EXCLUDING BALCONY)

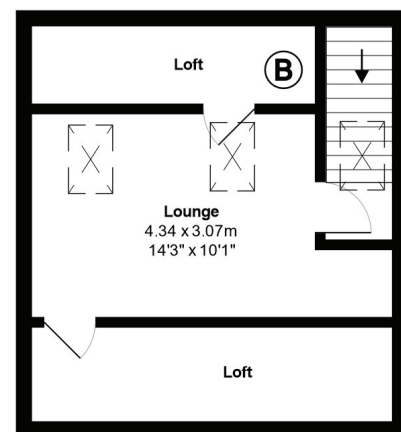
All measurements are approximate and for display purposes only. Floorplan for guidance only. No liability accepted for errors.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

EPC ENERGY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ACCOMMODATION

GROUND FLOOR

From parking area, leading to front door.

HALLWAY: With electric storage heater, with stairs to first floor with understairs cupboard, built in airing cupboard, ceramic tiled floor, door to:

UTILITY: Range of base and wall units with built under washing machine and tumble dryer, fridge, freezer, sink, ceramic tiled floor, with door to outside:

DRYING AREA: Enclosed courtyard with washing line, bin store and outside shower.

BEDROOM 3: Window to front and side, electric heater, cupboard, door from hallway to:

BATHROOM: Fully tiled, bath with overhead shower, large pedestal basin, wc, heated towel rail, wall heater, ceramic tiled floor, door from hallway to:

BEDROOM 2: Window to side, electric panel heater, fitted wardrobe, door from hallway to:

MASTER BEDROOM: Full length window and door to outside paved terrace area, fitted double wardrobe, electric panel heater, door to

ENSUITE SHOWER ROOM: Fully tiled, large walk-in shower, vanity unit with inset sink, wc, heated towel rail, ceramic tiled floor. Stairs with glass balustrade to:

FIRST FLOOR

Landing, door to:

SITTING/DINING ROOM: Window to side open plan with bi-fold doors to balcony, 2 electric storage heaters and flame effect electric feature fire.

BALCONY: Large balcony with seating area with glass balustrade and wooden deck with wonderful sea views and inverted wooden stairs with wooden gate to the garden and outside area. Archway to kitchen:

KITCHEN: Velux window to front, range of base and wall kitchen units, worktop over, electric double oven and hob with extractor, sink, fridge and freezer, dishwasher, ceramic tiled floor, door from hallway to:

SHOWER ROOM: Shower enclosure, wc and wash hand basin, ceramic tiled floor, door from hallway to:

BEDROOM 4: Velux window to the front, built in bunk beds, stairs to second floor

LOUNGE/PLAYROOM: 2 Velux windows, window with sea view, built in cupboard, under eaves storage, electric panel heater.

OUTSIDE

Parking for 2 cars, enclosed courtyard, side gate to access rear, steps up to lawned garden paved patio area, private gate from rear of garden to common areas, purpose built stone barbecue, outside lighting.

TAX BAND: D

SERVICES: Mains electricity, water and drainage











VIEWINGS BY STRICT APPOINTMENT THROUGH:

ESTUARY ESTATES

TREBETHERICK HOUSE, TREBETHERICK, WADEBRIDGE, CORNWALL PL27 6SB

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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

MONEY LAUNDERING: We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

AGENTS NOTE: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigation as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

PHOTOGRAPHS: Please note all photographs are taken with a wide angle lens.