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AGENTS

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**No.5 ST MORITZ COURT, TREBETHERICK
£625,000 SHARE OF FREEHOLD**

INCLUDING CONTENTS

NO.5, ST MORITZ COURT, TREBETHERICK, WADEBRIDGE, CORNWALL PL27 6SD

Opportunity to purchase a three-bedroom first floor flat with the entrance and porch on the ground floor, there is great potential for improvement.

**LIVING ROOM | KITCHEN DINER | THREE BEDROOMS | BATHROOM | SHOWER ROOM
GROUND FLOOR PORCH | TWO PARKING SPACES | PATIO AND COMMUNAL GARDENS**

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

5 St Moritz Court is situated in the heart of **Trebetherick** which is one of the most sought-after coastal holiday destinations within walking distance to the sandy beach of **Daymer Bay** and the popular surfing beach at **Polzeath**.

The property has the benefit of being fully double glazed with electric heating and hot water and having two parking spaces and a share of the large lawned communal gardens. The present owners let the property on a holiday basis, an ideal holiday home or permanent residence.

Trebetherick is situated between **Rock** and **Polzeath** and is a very sought after residential and holiday home area being close to a **Daymer Bay** on the mouth of the **Camel Estuary**. **Trebetherick** has a wonderful Flo's deli and grocery store, **Polzeath village** is only half a mile away and has a selection of shops and restaurants around the sandy popular surfing beach. The watersports haven of **Rock** is only 1½ miles away with a ferry running frequently between **Rock** and **Padstow**. The area has excellent coastal walking opportunities and is close to **St Enodoc championship golf course**. **Rock** also has a selection of shops including a butchers, bakers and a fishmonger, however for more extensive shopping facilities the town of **Wadebridge** is approximately 7 miles away.



ACCOMMODATION

Two steps up to front door and porch area

Stairs and doors to:

Bedroom 3: Cabin single bedroom with window to front, electric heater

Shower Room: Window to rear, shower, hand basin, wc, electric towel rail

Stairs to:

Cupboard for hot water cylinder

Landing: Window to rear, storage cupboards

Doors to:

Kitchen/Dining Room: Windows to front, range of base and wall kitchen units with work top, place for fridge/freezer, electric oven and hob, washing machine and storage cupboards, electric heater

From landing door to:

Living Room: Windows to front whole width of wall with views over the lawned gardens, storage cupboard, electric heater

Door to:

Bathroom: Bath, hand basin and wc

Doors to:

Bedroom 2: Windows to front, wardrobe, basin, electric heater

Bedroom 1: Window to front, velux window, wardrobe, basin, electric heater

OUTSIDE

Patio area, two parking spaces, communal gardens with large lawn

SERVICES: Water, Electric and Drainage

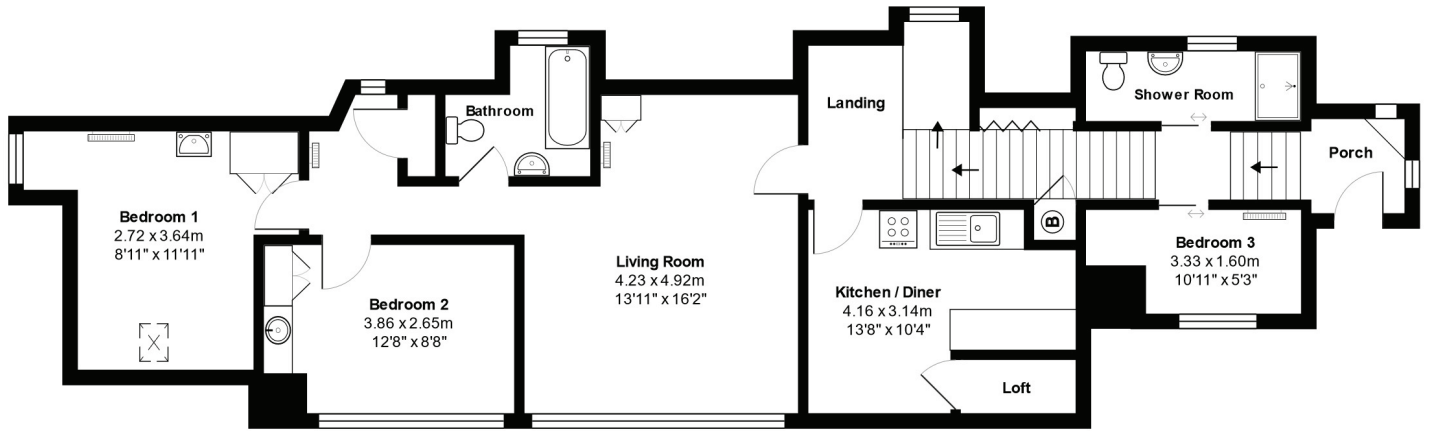
TAX BAND: C



FLOOR PLAN

TOTAL AREA: 90.3 m² 972 ft²

All measurements are approximate and for display purposes only.





EPC ENERGY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	24 F	
1-20	G		

VIEWINGS: BY STRICT APPOINTMENT THROUGH ESTUARY ESTATES:
 TREBETHERICK HOUSE, TREBETHERICK,
 WADEBRIDGE, CORNWALL PL27 6SB
 TEL: **01208 863399** OR EMAIL: **INFO@ESTUARYESTATES.CO.UK**

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.

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