





An excellent opportunity to purchase this two-bedroom mid terrace home, situated in the sought-after village of St Eval. The property enjoys a pleasant outlook across open playing fields and offers light, well-proportioned accommodation together with driveway parking and enclosed gardens. While requiring some updating, it presents an ideal first-time buyer home with plenty of potential.

# **Guide Price £180,000 Freehold**

## **Key Features**

- · Mid terrace family home
- · Two double bedrooms
- · Kitchen/dining room
- South-Westerly facing enclosed garden
- Ideal for first time buyers/invesment potential
- · Separate lounge
- · Sought after village location
- Communal Parking

#### The Property

The property is accessed via a side pathway leading through the front garden and into an entrance porch. There is also access from the rear garden.

The ground floor features a lounge with a front-facing window overlooking the garden, there is also a redundant fireplace currently housing an electric fire, with potential to be reinstated. The kitchen/dining area, fitted with a range of wall and base units, ample worktop space, and tiled splashbacks, a porch provides access out into the garden and to the communal parking.

On the first floor are two bedrooms, both beneifitting from built-in storage, bedroom one overlooks the enclosed garden, whilst bedroom two looks out onto the playing field. A family bathroom completes the accomodation. The loft space offers further scope for conversion (subject to necessary planning and consents), as many neighbouring properties have successfully extended in this way.











### **Externally**

The front garden is enclosed and landscaped with gravel, and boasts a storage shed. The South-Westerly rear garden is also fully enclosed, predominantly laid to lawn with a patio.

#### Location

St Eval is a highly regarded village offering a strong community spirit and a range of local amenities including a primary and infant school, village shop and post office. Just a short distance inland from the stunning North Cornwall coastline, the area provides easy access to sandy beaches, coastal walks, and surfing spots. A wider choice of shops, schools, and facilities can be found in nearby St Columb, Wadebridge, Padstow, and Newquay.

**TST FLOOR СВОПИВ ЕГООВ** 

13'6" × 11'0" 4.12m × 3.36m **BEDBOOM ONE** DOMN LANDING m88.2 x m88.5 9.3" × 8'10" **BEDROOM TWO** 

РОРСН YAWJJAH **БОВСН** 

13.3" × 11.8" LOUNGE

me7.2 x m08.5

15.e. × 3.5..

KITCHEN/DINING

**s**eionegA **lled biveb** 

rightmove △ ⊙nTheMarket

England & Wales Not energy efficient - higher running costs

Energy Efficiency Rating

(89-99) (08-69)

5002/91/EC

Connecting Reople & Broperty Perfectly

34 East Street, Newquay, Cornwall TR7 1BH e.sales@dba.estate

058058

www.davidballagencies.co.uk

services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates. furnishing at this development. 3. Regulations; any reference to alterations a printending purchaser. 4. Enxtures and fittings; suppressed plant of a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Enxtures and fittings; suppressed that any part of a statement that any percentage is not a statement that any percentage is not a statement of any percentage. information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, 2. Images paragraphs and other information; any computer, generated images, plans, drawings, accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer great accordingly any information given is expedited by the part of the agents, and other paragraphs are agents and other paragraphs.

1. Particulars: these particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or in writing as being facturally accurate about the property, its condition or value. Veither DBA nor any offer any statements by David Ball Agencies (DBA) in the particulars or in writing as being facturally accurate about the property.

Whiste every alternity has been made to everence the accuracy of the footplank underward and no guarantee of odors, whitedows, comes and any other items are approximate and no responsability is favour by any enror, omession or mis-statement. This petro is on fluenteembore only and round be used as such by any onession or mis-statement. This petro is on fluenteembore only and round be used as such by any onession or mis-statement. This petro is on fluenteembore only and round be used as such by any onession or mis-statement. This petro is on fluenteembore only and not observed any of one of the petro of the observed of the observed