



5, Trevena Drive



5, Trevena Drive

Tintagel, Cornwall PL34 0BS

South West Coast Path 0.7 miles - Wadebridge 12.9 miles -
Truro 37.6 miles

A stylish and immaculately presented 4 bedroom bungalow in a popular coastal village along the North Cornish Coastline

- 4 Bedrooms (2 En Suites)
- Privately Owned Solar and Battery
- Contemporary Finish
- Coastal Village Location
- Tenure: Freehold
- Detached Garage and Driveway
- EPC Rating: B
- Superbly Presented
- Motivated Seller
- Council Tax Band: E

Guide Price £550,000

SITUATION

The property is well positioned in a relatively level corner plot, as one of five properties along a no through drive within the coastal village of Tintagel. The village has numerous shops and facilities, including a mobile post office, general store, chemist, primary school, places of worship, doctors surgery, numerous pubs and restaurants and a wealth of amenities associated with a popular self-contained village. Positioned along the rugged North Cornish Coastline, the village has nearby access to the fantastic South West Coast Path which stretches throughout the coastline and provides access to a number of coastal walks and beaches. The A39 is some 5.4 miles distant allowing access to the towns of Bude, Camelford and Wadebridge, all of which provide a more comprehensive range of shopping and sporting facilities. The former market town of Launceston is 18 miles distant, via the A395, and gives access to the A30 trunk road.

DESCRIPTION

A beautifully presented and welcoming bungalow which has been modernised and improved throughout by the current owner comprising a contemporary finish with modern luxuries and open plan living space. Sitting in a corner plot, the property benefits from a large driveway, ample off road parking, a detached garage and a low maintenance garden.



ACCOMMODATION

The accommodation throughout is immaculately presented and offered in the highest decorative order. All rooms are well proportioned and would perfectly suit families or couples alike. A larger than average covered porch into the main entrance leads to the main reception room. The layout is perfect for hosting guests, offering a large dining space with downlighting and Karndean flooring adjoining the kitchen. The kitchen has a range of fitted units and polished granite work surfaces, integrated appliances including a fridge, freezer, electric Bosch oven, Siemens gas hob, extractor fan and dishwasher. There is a generous utility with space and plumbing for white goods, a store cupboard housing a water tank, additional storage housing the boiler and a separate side access from the driveway and garage. The dual aspect sitting room has a step down from the dining room with a central gas fire place and far reaching views across the nearby countryside from one end.

All 4 bedrooms are double bedrooms with 2 of them having ensuite shower rooms, with built in wardrobes in every room and a separate cupboard with shelving, the property is not short of storage. The family bathroom has been updated with a contemporary feel including being fully tiled, with a bath and shower attachment, a separate shower cubicle with rainfall style shower, a WC and wash hand basin.

OUTSIDE

At the front of the bungalow is a large block paved driveway with ample off road parking for 5+ vehicles. There is a detached garage which has power and light connected with an electric roller door. The gardens are designed to be low maintenance, with level areas of lawn bordering 3 sides of the property and a paved walkway path. There are various external power points including one alongside the raised area of decking.

SERVICES

Mains water, electricity and drainage. Oil fired central heating and bottled gas fire. Privately owned solar panels with 5KW battery storage and hybrid inverter. Broadband availability: Superfast. Mobile availability: voice only. (Information provided via Ofcom). Block cavity construction. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

From the centre of Tintagel and at the roundabout alongside King Arthur's Great Halls, proceed along Molesworth St towards Camelford, Trebarwith and Treknow. After 0.2 miles, turn left onto Fosters Lane and immediately left again into Danmore Close. After 120m, turn left into Trevena Drive and immediately right, where the property will be located at the end.

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AGENT'S NOTE

Conditional planning permission was granted in June 2021 for a roof space conversion. Full details can be found on the Cornwall Council Website under planning application number: PA21/02833



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.



Approximate Area = 1728 sq ft / 160.5 sq m
 Garage = 220 sq ft / 20.4 sq m
 Total = 1948 sq ft / 180.9 sq m
 For identification only - Not to scale

Ground Floor

Bedroom 1: 5.51 x 4.04m (18'1" x 13'3")
 Bedroom 2: 4.37 x 2.95m (14'4" x 9'8")
 Bedroom 2: 4.34 x 2.595m (14'3" x 8'6")
 Bedroom 2: 4.95 x 2.92m (16'3" x 9'7")
 Dining Room: 5.92 x 4.78m (19'5" x 15'8")
 Kitchen: 4.19 x 3.43m (13'9" x 11'3")
 Utility: 3.0 x 2.34m (10'10" x 7'8")
 Sitting Room: 8.05 x 3.76m (26'5" x 12'4")
 Garage: 6.32 x 3.18m (20'9" x 10'5")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1102560



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999