



Whitley Park



Village Centre 0.4 miles - Boscastle 3.6 miles - Camelford 5.2 miles

A detached bungalow with generous front and rear gardens, a detached garage and ample parking situated in the heart North Cornwall

- Edge of Coastal Town
- Ample Off Road Parking
- Non-Standard Construction
- Detached Garage
- Generous Level Plot
- Scope to Modernise and Improve
- Future Development Potential (STP)
- 3 Bedrooms
- Tenure: Freehold
- Council Tax Band: C

Guide Price £265,000



SITUATION

The property is situated on the outskirts of the popular coastal village, Tintagel, in a generous and level plot. 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 5.7 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.

DESCRIPTION

A detached bungalow on the open market for the first time since 1964 offering huge potential. The property is understood to be of non-traditional construction comprising a timber frame with pre-cast concrete and dates back to 1964. The property would undoubtedly benefit from refurbishment throughout or offers a number of different opportunities being sat within a generous level plot, subject to gaining the necessary consents. Enjoying a South Westerly facing and well stocked rear garden, the property sits in a sought after position only a few miles from the North Cornish Coastline.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises the entrance porch leading to main hallway. A dual aspect sitting room with electric fire. The kitchen/breakfast room has a range of base and wall mounted units with various store cupboards and a pantry. There is space for a table and chairs with doors to the rear sun room and rear garden with a disabled access slope. There are 2 double bedrooms and a single bedroom, all serviced by the family bathroom and separate WC.

OUTSIDE

At the front of the property is a generous level

lawn with tarmac driveway, space for at least 3 vehicles in front of the single garage which has an up and over door. To the rear of the property is a well stocked garden full of mature shrubs, trees and various plants including a rose garden with various colour throughout the seasons. The garden is mainly laid to lawn, enjoys a south westerly facing aspect and has a range of useful outbuildings including a potting shed, coal store and a summer house. There is space at both sides of the bungalow for maintenance.

SERVICES AND ADDITIONAL INFORMATION

Mains electricity, water and drainage. Electric storage heaters and electric fireplace. Predominantly uPVC double glazed with an internal wooden single glazed window. Mobile availability: voice and data limited availability, Broadband availability: superfast and standard ADSL (Ofcom). Please note the agents have not inspected or tested these services. Please note that the photographs were taken in February 2024.

VIEWINGS

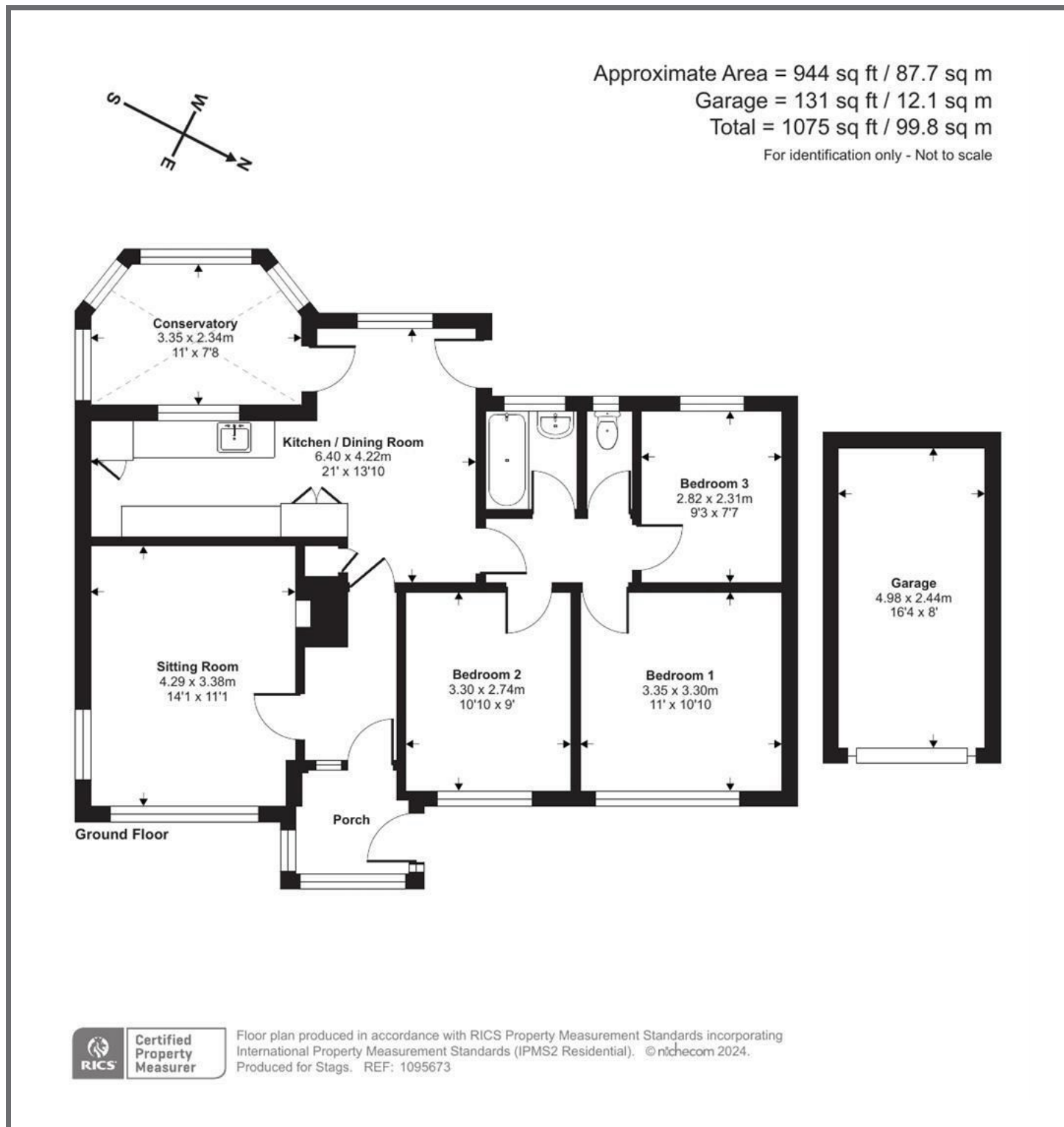
Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From the centre of Tintagel, head along Bossiney Road/B3263 towards Bossiney and turn right immediately after St Paul the Apostle Catholic Church, onto Trenale Lane. Proceed for approximately 75m and the property will be located on the right hand side, identifiable by a Stags for sale board.

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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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F	31	70
(1-38) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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