



Touchwood



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Fosters Lane, Tintagel, Cornwall, PL34 0BU

Village centre 0.3 miles – Boscastle 4 miles – Crackington Haven 9.9 miles

A superbly presented and spacious detached bungalow set on the outskirts of a popular coastal village

- Popular Village Position
- Spacious Sitting Room
- Conservatory
- Delightful Gardens
- Freehold
- 2 Bedrooms (1 En suite)
- Kitchen / Dining Room
- Bathroom
- Off Road Parking & Garage
- Council Tax Band: D

Guide Price £450,000

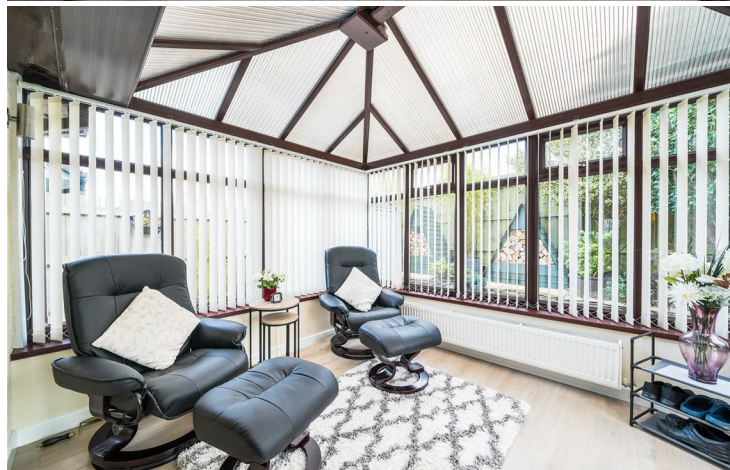
SITUATION

The property is situated in the historic, self-contained coastal village of Tintagel in an Area of Outstanding Natural Beauty. The village has numerous shops and facilities, including post office, general store, chemist, primary school, places of worship, doctors' surgery, pubs and restaurants.

The A39 is some 5.5 miles distant allowing access to the towns of Bude, Camelford and Launceston, all of which provide a more comprehensive range of shopping and sporting facilities. At Launceston there is access onto the A30 trunk road which links the cathedral cities of Truro and Exeter. The popular beach of Trebarwith Strand is only 2 miles from the property and the majestic Bodmin Moor can be accessed at Davidstow.

DESCRIPTION

A well presented and deceptively spacious detached 2 bedroom detached bungalow occupying a private and quiet position. The property is believed to date back to the early 1990's and benefits from uPVC double glazing throughout.



ACCOMMODATION

Front door opens into the hall with two useful built in storage cupboards and doors to all of the rooms.

The spacious sitting room enjoys an aspect to the front of the property and benefits from a wood burning stove. Double doors lead into the impressive open plan kitchen/dining room with a range of wall mounted units, base units and drawers, inset sink, space for appliances, an island/breakfast bar providing additional worktop space with cupboards below.

Further double doors open into a conservatory which enjoys a most pleasant outlook and access out to the rear garden.

The two double bedrooms enjoy an aspect over the rear garden, with bedroom 1 benefitting from a built in wardrobe and ensuite with shower, wash hand basin and WC. The accommodation is completed by a bathroom comprising a freestanding bath with shower attachment, wash hand basin, WC and heated towel rail.

OUTSIDE

The property is approached over a shared entrance with a stream frontage which leads to its own driveway providing parking for a couple of vehicles in front of a single garage with an up and over door and loft storage above. The garage houses the oil fired boiler and also benefits from a rear pedestrian door, providing access from the rear garden.

The front garden offers a level lawn with attractive flower and shrub borders. Access from either side of the property leads to an enclosed delightful rear garden, which is predominately laid to lawn with a mature shrub border and two useful storage sheds.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and wood burning stove. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice limited availability and Data unavailable (Ofcom). Please note the agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS


From the centre of the village at the mini roundabout, take the turning into Molesworth Street on the B3263 signposted Camelford/Trebarwith/Treknaw. Continue along Molesworth Street and turn left onto Fosters Lane, the property is the third on the right hand side.

What3words.com - ///twinge.quietest.freely



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	
England & Wales		EU Directive 2002/91/EC	

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

launceston@stags.co.uk

01566 774999

