

A chance to purchase one of three four bedroom detached properties set in an exclusive new cul-de-sac in this coastal hamlet location. This spacious newly build property is nearing completion and features spacious open-plan living accommodation and light and airy rooms.

The property will be accessed via a driveway at the side with ample parking and turning space, an integral garage and gardens wrapping around the side and rear. The layout includes an entrance hallway, spacious open living room, open-plan kitchen and dining room, cloakroom, utility room and the integral garage on the ground floor.

On the first floor there are four bedrooms, with the master en-suite, alongside the family bathroom. The property will have fibre to the property, with plenty of scope to convert a bedroom or the garage (STP) into a office/study to work from home, with a view!

The property is located within walking distance of Trebarwith Strand and Bossiney Cove. This three house development will be finished to a high standard by G Climo & Sons a local family run business, trading in Tintagel and North Cornwall since 1907.

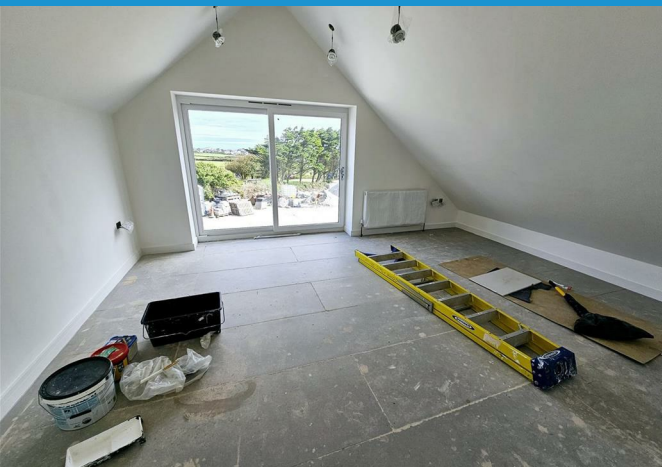


- Executive Detached New Build
- Small Cul-De-Sac Development
- Coast & Countryside Views
- 4 Bedrooms (1 En-Suite)
- Garage & Off Road Parking
- Contemporary Kitchen & Bathrooms
- Open Plan Living Accommodation
- Close to Popular Coastal Villages
- Nearing Completion

Situation

Tregatta is a small Cornish hamlet which borders the bigger hamlet of Treknow, both offering a strong community feel and wonderful scenery of the surrounding countryside and coastline. The real draw of the location is the wonderful North Cornish coast and lush sandy beaches and the ever popular villages of Tintagel and Boscastle which have a range of facilities including shops, public houses and cafes. There are a further range of facilities in the nearby town of Bude including secondary school and a some beautiful beaches. The closest secondary school will be in Camelford.





Entrance Hallway
10'11" x 9'1" (3.34m x 2.77m)

Living Room
28'2" x 15'7" (8.61m x 4.77m)

Kitchen/Breakfast Room
18'8" x 12'7" (5.69m x 3.86m)

Utility Room
9'4" x 6'7" (2.85m x 2.01m)

W/C
4'10" x 3'2" (1.49m x 0.97m)

Integral Garage
17'10" x 13'5" max (5.44m x 4.11m max)

First Floor Landing

Master Bedroom
17'8" max x 13'6" (5.40m max x 4.13m)
sloping ceilings

En-Suite
8'1" x 5'2" (2.47m x 1.58m)

Bedroom 2
15'7" x 13'3" max (4.77m x 4.05m max)
sloping ceilings

Bedroom 3
15'7" x 13'3" max (4.77m x 4.04m max)
sloping ceilings

Bedroom 4
14'1" x 12'1" max (4.30m x 3.69m max)
sloping ceilings

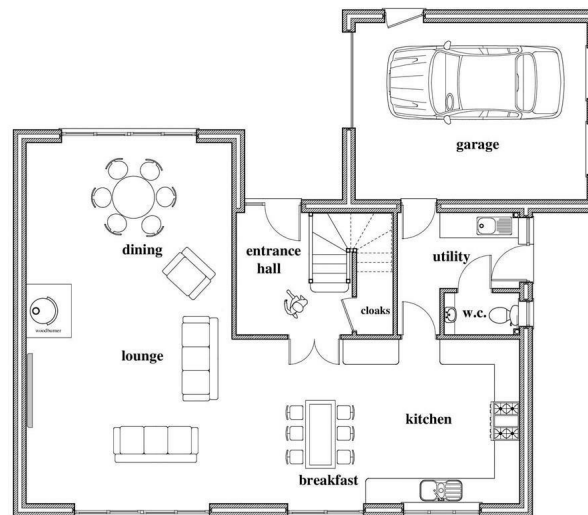
Bathroom
9'4" x 7'8" (2.86m x 2.34m)

Services

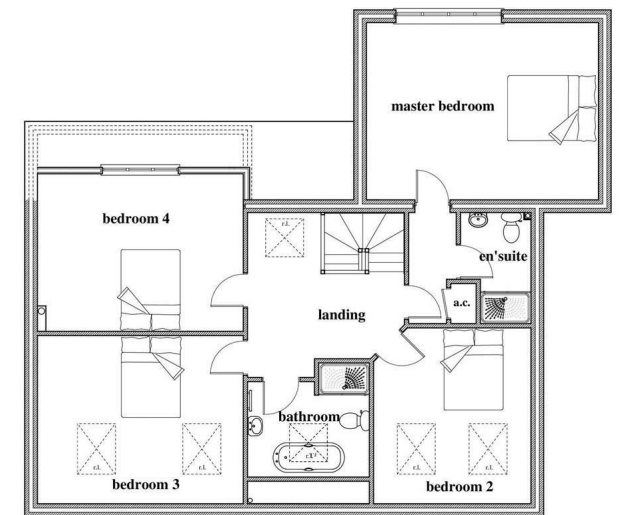
Mains Electricity and Water.

Air Source Heating.

Council Tax Band TBC (New Build - rate not yet available)



Ground floor plan 1:50

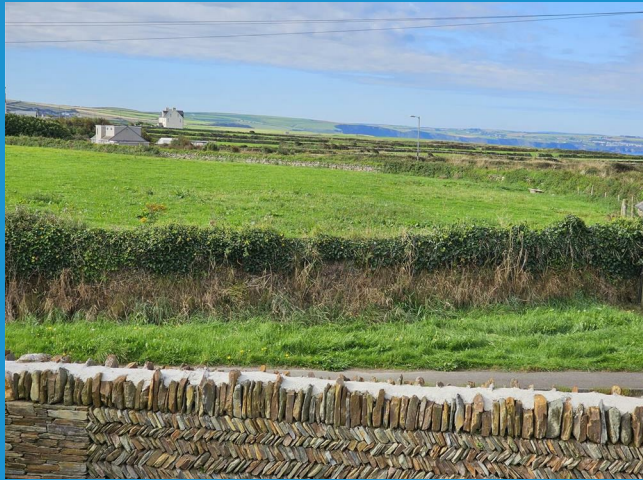


First floor plan 1:50





Tregatta | Tintagel



Energy Efficiency Rating	Current
<i>Very energy efficient - lower running costs</i>	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	Current
<i>Very environmentally friendly - lower CO₂ emissions</i>	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not environmentally friendly - higher CO₂ emissions</i>	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	



Town • Country • Coast

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.