



**Sea Mist, 3 Atlantic Close, Treknaw,
Tintagel, Cornwall, PL34 0EL**

Guide Price £495,000 Freehold





An impeccably presented bungalow with a private garden on outskirts of a popular coastal village

- Hosted Virtual Viewing
 - 3/4 Bedrooms
 - 2 Bathrooms
- Kitchen/Breakfast Room
- Double & Triple Glazed Windows
- Detached Garage & Extensive Parking
 - Private Dog Proof Rear Garden
 - EPC D & Council Tax C

SITUATION Located in an Area of Outstanding Natural Beauty less than one mile from the centre of the large village of Tintagel with its shops, restaurants, pubs and useful amenities, close to the North Cornish coast.

The A39, the Atlantic highway, is less than 7 miles from the property that allows easy access to explore the majestic North Cornish coastline and links the towns of Bude and Wadebridge.

DESCRIPTION The property will be found in excellent decorative order throughout and is worthy of an early inspection to appreciate the quality and comfort of the accommodation, which is clearly illustrated on the floorplan and briefly comprises: entrance hall with stairs rising to the first floor, large cloaks cupboard and doors to all rooms, including a pair of double bedrooms both with a front aspect and one with

floor to ceiling mirrored wardrobes.

The third bedroom/reception room has a wood burner and sliding patio doors to the rear patio terrace. The bathroom comprises a modern suite with vanity wash hand basin, low flush WC and low level sculpted bath with inset shower.

A most attractive kitchen/breakfast room offers a range of base and wall mounted units with oak worktops and peninsula breakfast bar, underset Belfast sink, space and plumbing for a dishwasher and space for a Range cooker. Opening into the double aspect lounge/garden room with sliding patio doors onto the attractive patio terrace, ideal for al fresco dining, and garden. The utility room has appliance space for washing machine and tumble dryer and door into a shower room with walk in shower cubicle, low flush WC and pedestal wash and basin.



On the first floor, the landing leads to an occasional bedroom/hobbies room, which has a Velux window enjoying distant views to the coast and a door to the cloakroom with low flush WC, wash hand basin and access into a most useful attic/storage area.

OUTSIDE To the front of the property is an extensive gravel driveway providing parking for several vehicles, caravan or boat. A 5-bar gate leads to a further gravelled parking area and detached garage with power and light connected.

The garden is laid mainly to lawn with flower beds providing colour and interest throughout the year and has well-defined hedge and fence boundaries providing high degree of privacy and seclusion.

The main extent of garden area has been dog proofed with quality fencing.

SERVICES Mains water, drainage and electricity. Exterior oil fired boiler for central heating and hot water. Pair of air to air heat pumps providing exceptionally efficient heating and air conditioning to both main house areas and garden room extension. Double and some triple glazing throughout. Council tax band: C. Full EPC available on request. Broadband: FTTP. Mobile coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

AGENT'S NOTE There is planning permission within the immediate locality of the property. For

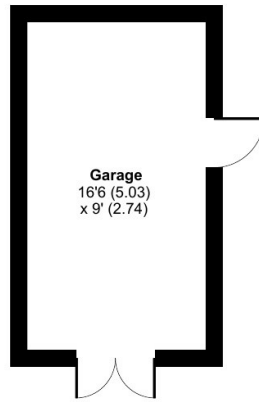
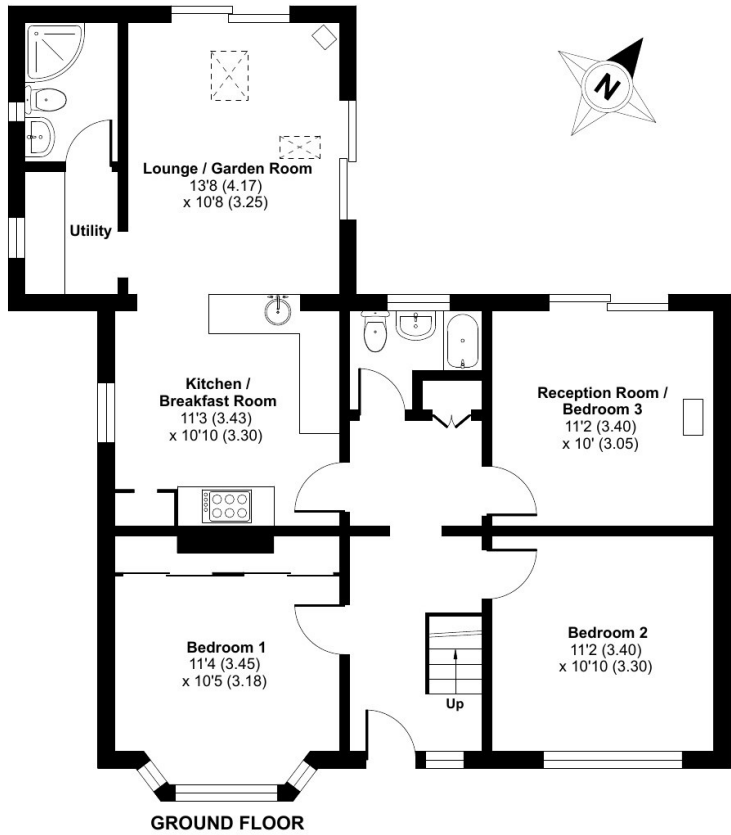
further information, please visit Cornwall Council planning portal or contact the office.

VIEWINGS Strictly by prior appointment through David J Robinson Estate Agents & Auctioneers. Hosted virtual viewings are available on request.

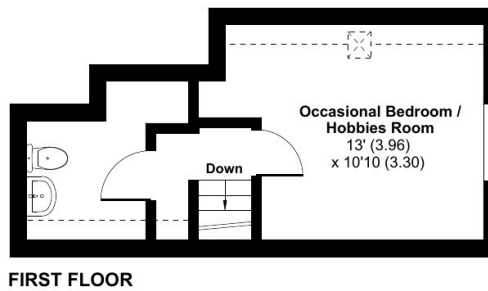
DIRECTIONS From the centre of Tintagel turn left at the mini roundabout into Molesworth Street. Continue for approximately 0.5 miles and turn right signposted Treknaw. Proceed for 0.2 miles and the entrance to Atlantic Close will be found on the right and the property will be located after approx. 50 yards identified by the For Sale board.

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Approximate Area = 1086 sq ft / 100.8 sq m
 Limited Use Area(s) = 33 sq ft / 3 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1268 sq ft / 117.6 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1149033

For more information or to arrange a viewing, please contact us:

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