



Trenyhton

9 Tinnars Way, New Polzeath

Guide Price: £695,000

JB ESTATES

EST.  1971

Trenython

9 Tinnars Way, New Polzeath
PL27 6UH

An exciting opportunity to acquire an original detached bungalow with front and rear gardens and a single garage. Occupying a generous plot in the ever-popular Tinnars Way, this property offers immense redevelopment potential (subject to the necessary planning permissions) EPC Band F.

- Two bedrooms and family bathroom.
- Private driveway parking, a single garage and gardens.
- Plot size extending to approximately 0.138 acres.
- Walking distance to Polzeath Beach and Southwest Coast Path via nearby footpath.
- Excellent refurbishment/redevelopment opportunity subject to planning consent.
- In all, approx. 69.2 sq. m (745.3 sq. ft.)

Polzeath village 0.6 miles, Rock 3 miles, Wadebridge 7 miles, Bodmin Parkway 15 miles, Newquay Airport 20 miles

Viewings by appointment

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FREEHOLD



THE PROPERTY

9 Tinnars Way is a detached bungalow conveniently positioned to access the popular surf beach of Polzeath. Sat on a 0.138 acre plot, the existing property comprises a modest 745.3 sq.ft footprint including a sitting room, two double bedrooms, a shower room, and a kitchen with a door leading to the rear garden. The property offers a unique prospect for a prospective buyer to redevelop or extend this bungalow set on a generous plot in the desirable Tinnars Way cul-de-sac.

ACCOMMODATION

Entrance porch | Hallway | Kitchen leading to the rear garden | Sitting room with a fireplace | 2 double bedrooms | A shower room

OUTSIDE

To the left-hand side of the property, there is a private driveway leading to the single garage | Spacious plot with front and rear lawned gardens.

SERVICES

Main's water, drainage, and electricity | Electric storage heaters

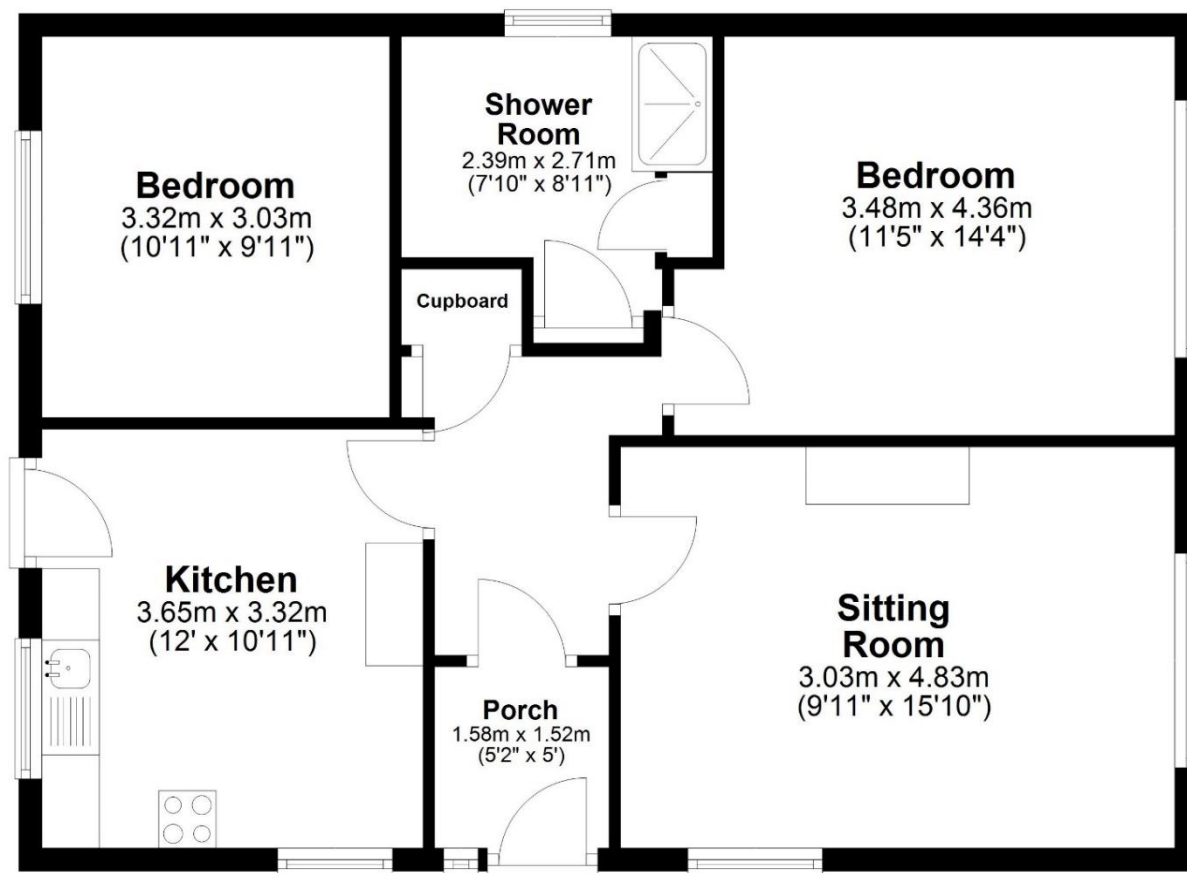
LOCATION

Polzeath is a highly desirable holiday and residential village, with a vast expanse of golden sand, excellent surf and scenic coastal walks. Nearby in Rock and Daymer Bay conditions are ideal for sailing, water-skiing and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. Polzeath is fortunate to have a range of good places to eat and drink such as TJ's Surf Café, The Waterfront, The Oystercatcher, The Cracking Crab and Surfside, but there is also a wealth of excellent restaurants and pubs in the surrounding area including Rick Stein's and Paul Ainsworth's No 6 in Padstow, Nathan Outlaw in Port Isaac and The Mariners in Rock. The ferry and water taxi make travelling to Padstow easy and enjoyable. Most everyday shopping requirements can be met locally but the nearby market town of Wadebridge, has an inspiring collection of independent shops.



Ground Floor

Approx. 69.2 sq. metres (745.3 sq. feet)



Total area: approx. 69.2 sq. metres (745.3 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only
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