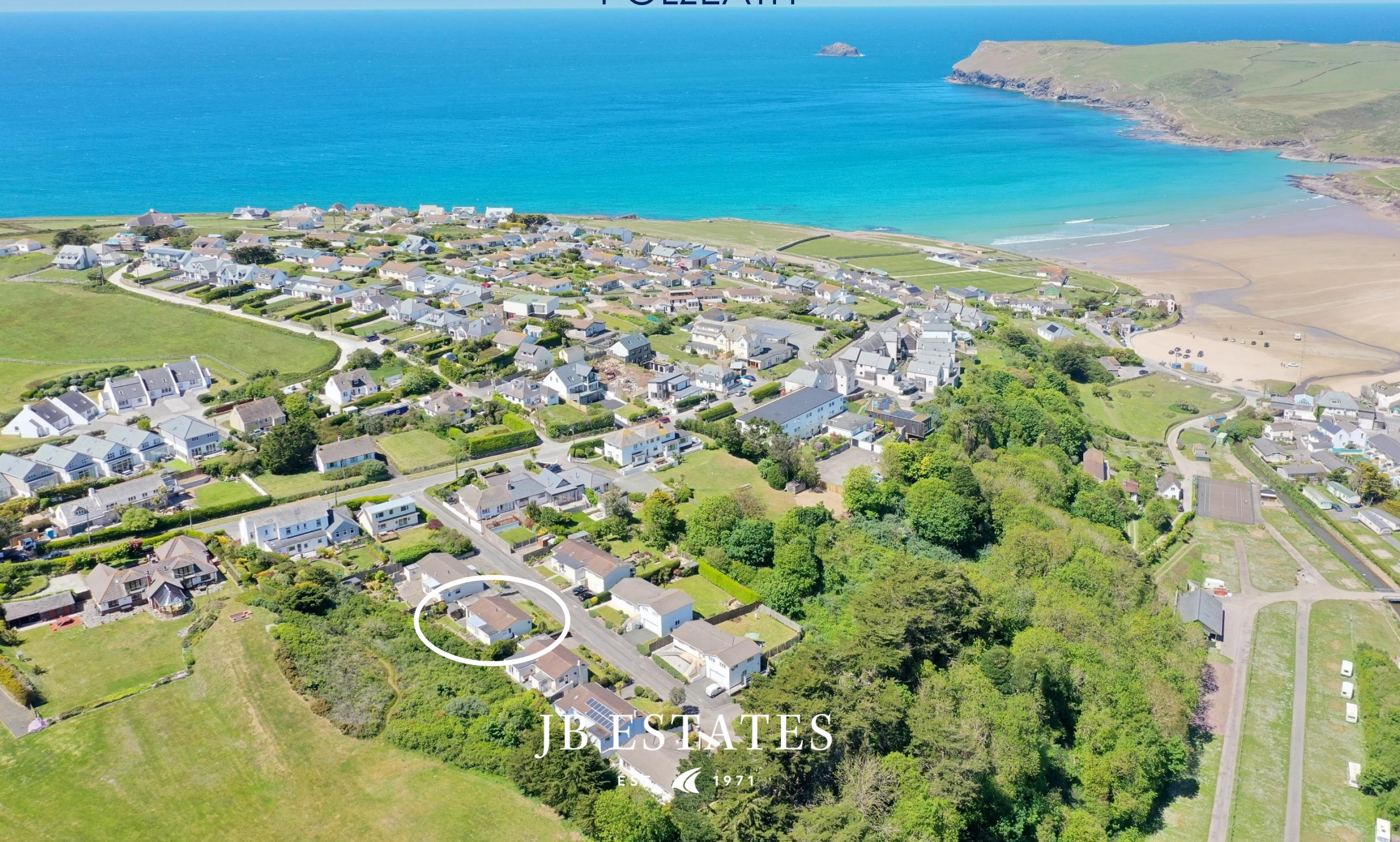


WAVE CREST POLZEATH



JB ESTATES

ESTD 1971

WAVE CREST

2 Wentworth Close, Polzeath,
PL27 6TH

This three-bedroom detached property is conveniently located in Polzeath, just moments from the beach, village amenities and nearby Daymer Bay. Currently a private holiday home, Wave Crest offers light & bright interiors with a generous open-plan living space that opens out onto an enclosed terraced rear garden. The property offers great scope to modernise or renovate, subject to necessary planning permissions. EPC Band D.

- Open plan living/kitchen/dining room with triple aspect.
- Public footpath accessed at the bottom of Wentworth Close connecting you to Polzeath Beach in less than 5 minutes
- Rear sunroom / porch overlooking an enclosed rear garden & patio.
- Three double bedrooms and a family bathroom.
- Low-maintenance lawned gardens to the front and rear.
- Driveway parking for two cars.
- Detached single garage currently used as additional storage.
- Lapsed historical planning to extended from a 3 to a 4 bedroom property
- In all approx. 1,177 sq.ft (109.3 sq.m)

Polzeath Beach accessed via a footpath from the bottom of Wentworth Close, Rock 2 miles, Port Isaac 7 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles - all distances approximate

Viewings by appointment only

Guide Price: £725,000

FREEHOLD



THE PROPERTY:

Set in a desirable location, between Polzeath and Daymer Bay, Wave Crest is a well-presented 3-bedroom detached bungalow with modern interiors. Bathed in natural light, the property comprises a large open plan kitchen/dining / living room with triple aspect windows to enjoy the garden views and a door to the garden. The rear garden provides a mix of patio area for outdoor dining along with a lawned, elevated garden.

THE ACCOMMODATION:

GROUND FLOOR: Entrance via the rear sunroom/porch | Open-plan living/kitchen/dining room | Family bathroom | Three double bedrooms | Single garage with door to rear garden.

SERVICES:

Mains electricity, water and drainage. Oil-fired central heating.

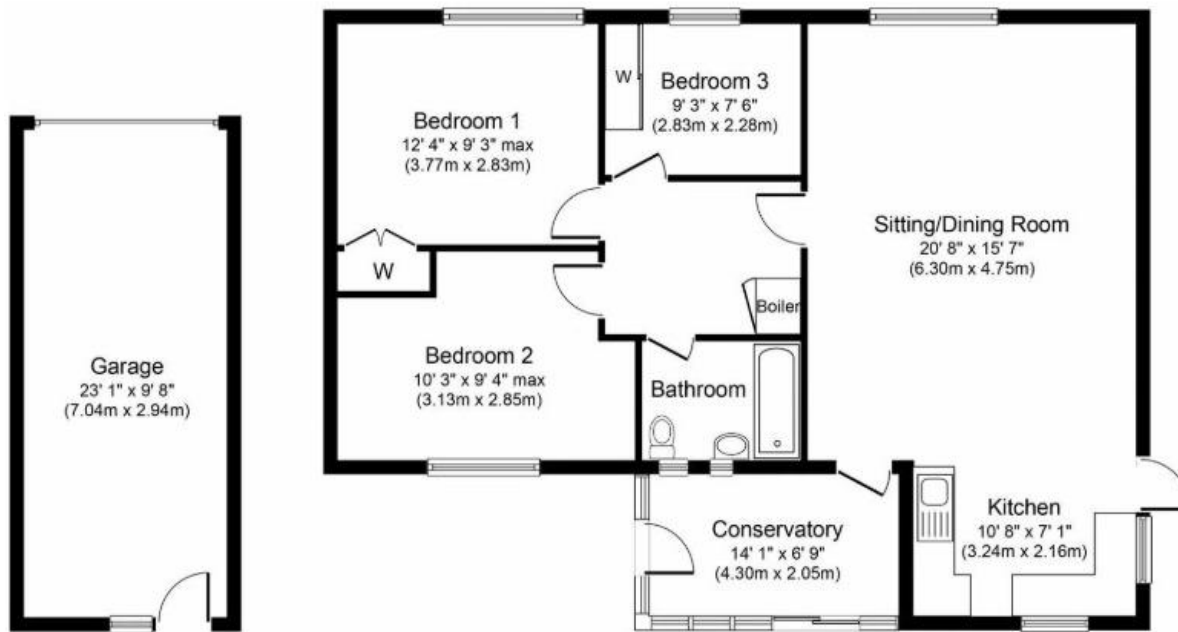
OUTSIDE:

Private driveway parking for two vehicles to the front with a front lawned garden bordered by Cornish stone hedging. A pedestrian gate leads around to the entrance and the enclosed low-maintenance rear garden, which benefits from a patio area with outside storage and space for BBQ's, as well as a private lawned garden. Door to a single detached garage and a storage shed.

LOCATION:

Polzeath is a favoured holiday and residential location on the North Cornwall coast, with a vast expanse of sand, safe bathing and surfing and RNLI Lifeguard cover from Easter to October. The immediate area also offers wonderful walking country over National Trust land with superb coastal scenery. Nearby at Rock and Daymer Bay conditions are ideal for water sports as diverse as sailing, water skiing, canoeing, and windsurfing. The renowned St Enodoc Golf Club and The Point at Polzeath offer excellent 18-hole courses. Polzeath has several good places to eat and drink, all within walking distance, including The Waterfront, The Oystercatcher, Surfside and TJ's. The St Moritz Hotel and The Point Golf and Leisure Club are also just a short walk inland. Locally, there are also a wealth of excellent restaurants and pubs, including The Mariners Pub in Rock, Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.





Garage
Approximate Floor Area
223 sq. ft.
(20.7 sq. m.)

Approximate Floor Area
954 sq. ft.
(88.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Polzeath Beach



Daymer Beach

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