

Sea Fret

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Marshgate, Camelford, PL32 9YN

North Cornish Coast 3.5 miles – Camelford 7 miles - Launceston (A30) 14.3 miles

A delightful three bedroom detached bungalow in a rural village, featuring generous parking and attractive gardens

- Village location
- Kitchen / dining room
- Single garage & workshop
- Utility room
- Council Tax Band: D
- 3 bedrooms
- Off road parking
- Enclosed rear gardens
- No onward chain
- Tenure: Freehold

Guide Price £350,000

The property is located in the rural village of Marshgate within close proximity to the post office/general stores and a short distance from the primary school. A wider range of facilities can be found in the town of Camelford and the picturesque beach at Crackington Haven is just over 3 miles away, with 2 beachside cafes, a beach front public house and access to the South West Coastal Path.

A well presented detached bungalow with pleasant countryside views. The property offers light and versatile accommodation including three bedrooms, generous living space, ample parking, and a single detached garage with an adjoining workshop and attractive front and rear gardens.

The front door opens into a porch area and through to the entrance hall. The sitting room enjoys an aspect to the front with an electric fire and stone surround. The kitchen/dining room offers a range of wall and base units with space for appliances, an inset sink, and space for a dining table. A utility room sits adjacent, providing further appliance space, built-in storage, and a door to the rear garden. There are 3 double bedrooms, enjoying views over the gardens to both the front and rear of the property. A family bathroom completes the accommodation and comprises a shower, WC, bidet and wash hand basin.

Outside to the front of the property is a lawned garden and a generous driveway which provides off-road parking for multiple vehicles and leads to the detached single garage with an adjoining workshop, ideal for storage or hobbies. The rear garden is enclosed and enjoys a good degree of privacy, with a mixture of lawn, patio and seating areas, perfect for outdoor dining.

Services: Mains electricity and water. Private drainage via a septic tank. Gas fired central heating. Broadband: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services.

Viewings: Strictly by prior appointment with the vendor's appointed agents, Stags.
Directions: ///editor.degree.disposing













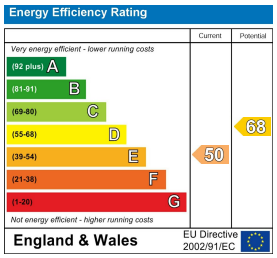






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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