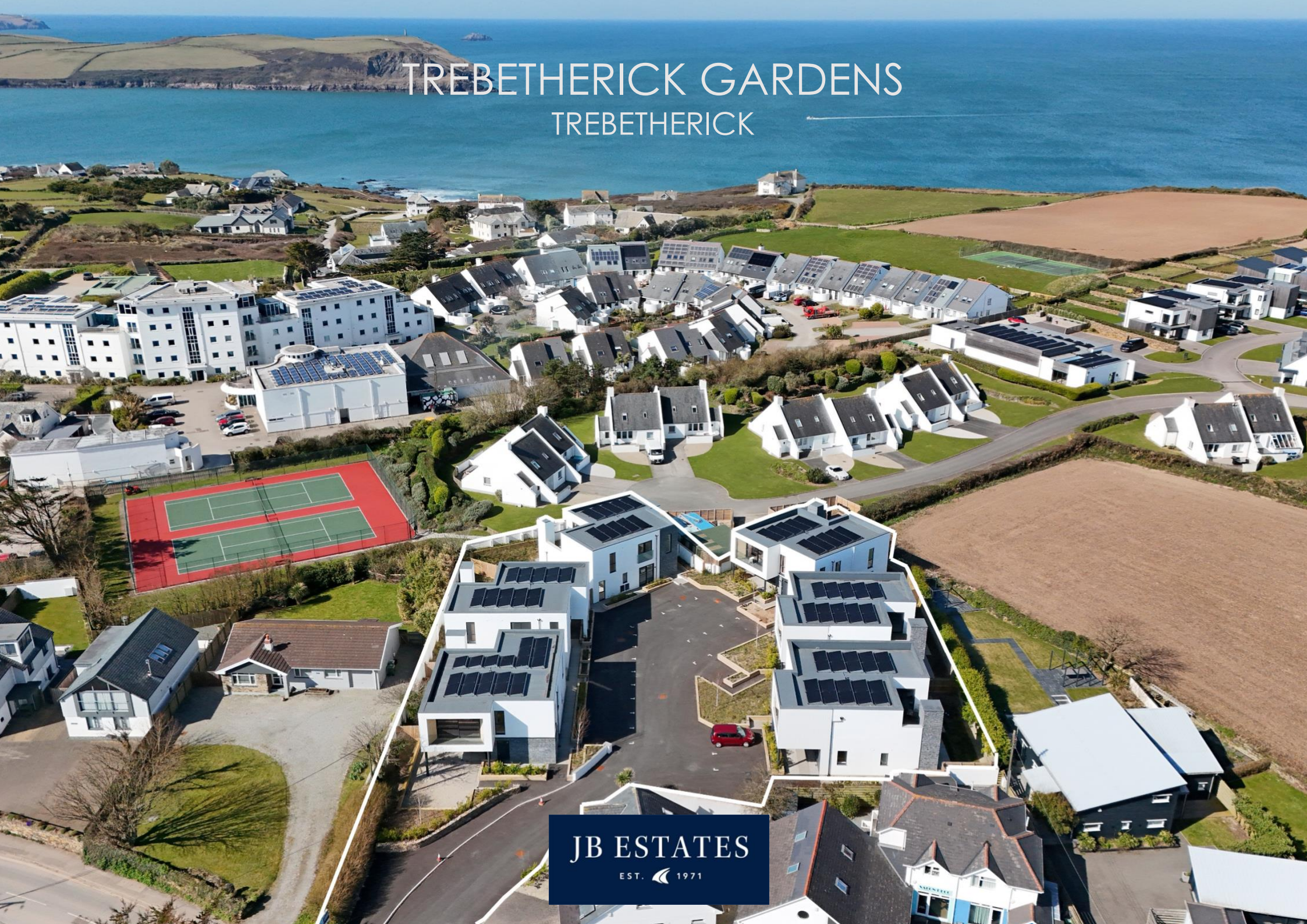




TREBETHERICK GARDENS

TREBETHERICK

JB ESTATES

EST. 1971

Trebetherick Gardens

Trebetherick, PL27 6GQ

The first release of two luxury 2-bedroom main residence apartments at the exclusive Trebetherick Gardens development, situated between Daymer Bay and Polzeath. This new development offers a total of twelve contemporary apartments all designed with stylish open-plan living accommodation, allocated parking, patios and gardens on the ground floor with balconies and terraces on the first floor.

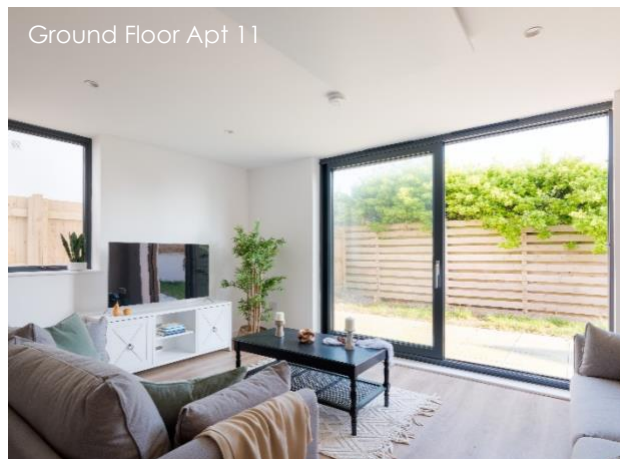
- Contemporary and well-proportioned apartments with high-specification fixtures and fittings.
- Convenient coastal location just a short walk from Daymer Bay, Polzeath Beach and the Southwest Coast Path.
- Two double bedrooms (one en-suite) and a family bathroom. Provision for utility cupboard.
- Open plan living, kitchen and dining room.
- Ground floor apartments have sliding doors out to an enclosed patio terrace and a small garden.
- First-floor apartments have sliding doors opening out onto a covered balcony and a terrace.
- Allocated parking space for each apartment with provision for an electric charging point, plus additional visitor parking.
- Services: mains water, electricity & drainage. Intelligent radiant heating panels. Remainder of a 10-year Home Proof new-build warranty. PV panels. EPC Band – B.

Rock 2 miles, Polzeath 1/2 mile, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles, Truro 32 miles

Viewings by appointment only

PRICES FROM £450,000

PRIMARY RESIDENCE RESTRICTED – LONG LEASEHOLD
FOR SALE ON BEHALF OF JOINT FIXED CHARGE RECEIVERS



Ground Floor Apt 11



Ground Floor Apt 11



Ground Floor Apt 11



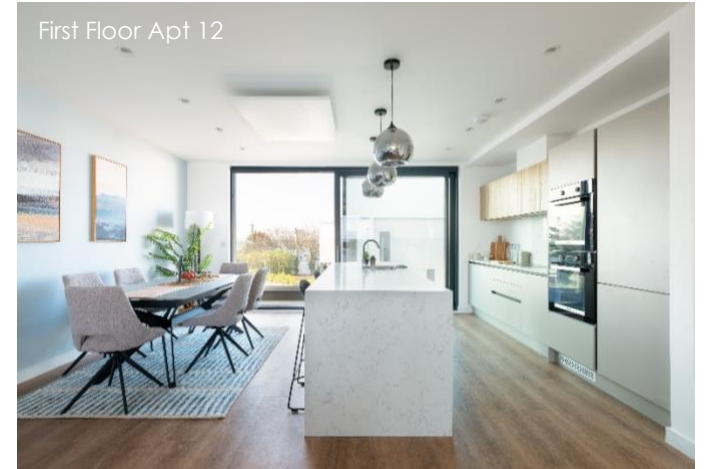
Ground Floor Apt 11



First Floor Apt 12



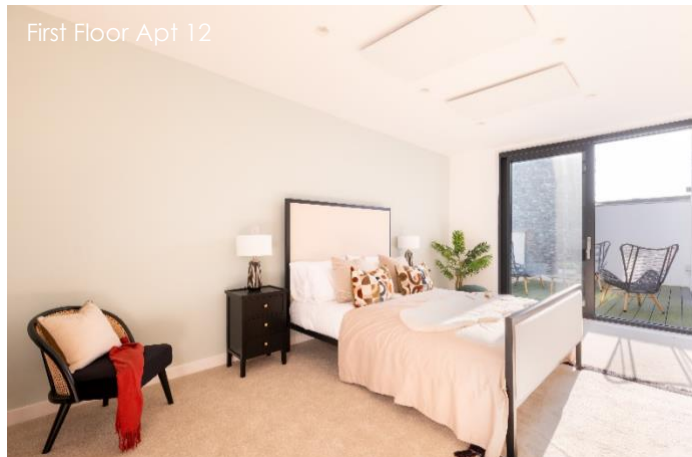
First Floor Apt 12



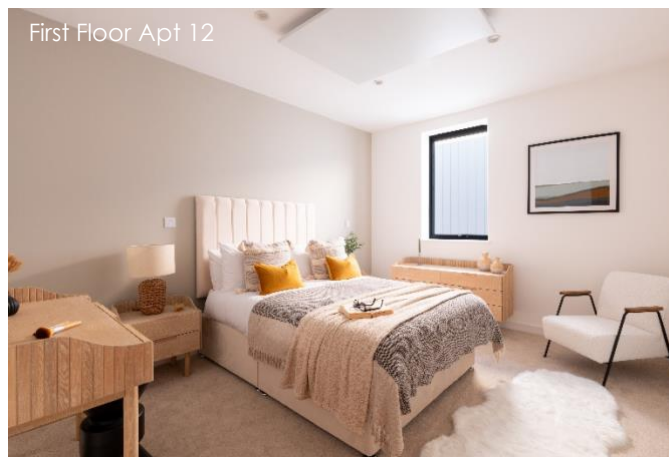
First Floor Apt 12



First Floor Apt 12



First Floor Apt 12



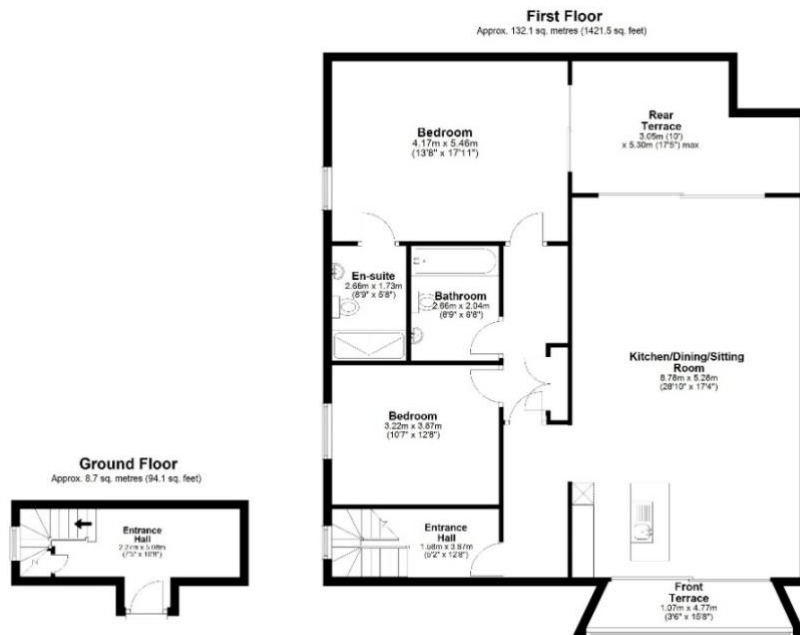
First Floor Apt 12



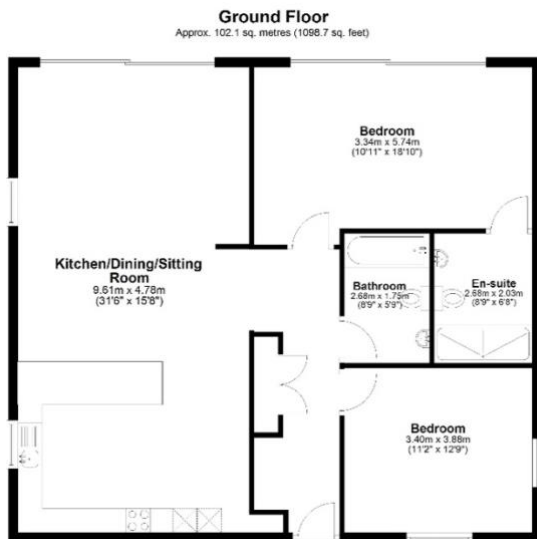
An aerial photograph of a coastal town and golf course. The town, with white houses and greenery, is situated on a peninsula. A large, well-maintained golf course with green fairways and sand traps occupies the foreground and middle ground. To the left, a sandy beach meets the turquoise waters of a bay. In the background, the deep blue sea stretches to the horizon, with a small island visible. A church with a tall spire is visible in the lower right of the golf course area.

LOCATION

If you are looking for the perfect Cornish coastal home, then Trebetherick is a magical spot from which to explore everything the North Cornwall Coast has to offer. With the world class St Enodoc links golf course on your doorstep, and the Point at Polzeath nearby, you will be spoilt for golfing choice. From your doorstep, stroll down to the calm clear waters of Daymer Bay with its golden sandy beaches perfect for young children. Cruise around to Polzeath for more exhilarating waves and try your hand at surfing, body boarding or stand-up paddle boarding. Just a few minutes' drive away lies the water sports hub of Rock where you can sail, water-ski and paddle board; hire a motorboat, book a fishing or pleasure boat trip or sign up for dinghy lessons. Hop onto the Padstow ferry to experience the busy fishing harbour, cafes, galleries and shops. An excellent range of restaurants are within easy reach including the Nathan Outlaw's restaurants in Port Isaac, the St Enodoc Hotel and The Mariners Pub in Rock under Paul Ainsworth, with No. 6 across the water in Padstow along with Rick Stein's seafood restaurant. The Dining Room and Fourboys in Rock are also highly regarded. Flo's Deli and Café is conveniently situated opposite the property.



Total area: approx. 140.8 sq. metres (1515.5 sq. feet)



Total area: approx. 102.1 sq. metres (1098.7 sq. feet)

Measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



JB ESTATES
EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk

www.johnbrayestates.co.uk

IMPORTANT NOTICE John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.